

Clay Close, Dilton Marsh Westbury BA13 4DU



welcome to

Clay Close, Dilton Marsh Westbury

Come and discover the charm of this one-bedroom bungalow located on Clay Close in the picturesque village of Dilton Marsh, Westbury. The property includes a south-west facing rear garden and allocated parking at the rear, ensuring convenience and ease of access.

Inside

Entrance Porch Entrance porch with storage space for shoes and coats.

Living/ Dining Room 21' 5" max x 14' 9" max (6.53m max x 4.50m max) Bright living/ dining room. Double glazed bay window to the front. TV point. Two radiators. Storage cupboard with boiler (3 years old - annually serviced). Wood flooring.

Kitchen

11' 8" max x 5' 5" max (3.56m max x 1.65m max) Fitted kitchen with rear access, Double glazed window and door to the rear. Wall and base units. Sink and drainer. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Electric oven with four-ring hob and extractor fan. Tiled flooring.

Hallway Hallway separating the living, bathroom and bedroom areas.

Shower Room

Main shower room. WC. Wash hand basin vanity. Double shower cubicle. Airing cupboard. Radiator.

Bedroom Double bedroom to the rear. Double glazed window to the rear. Built in wardrobe. Radiator. Wood flooring.







Outside

Rear Garden

Beautiful enclosed south-west facing garden to the rear. Patio dining area. Laid lawn. Pathway to the rear gated access. Wood panel fencing.

Parking One allocated parking space to the rear.







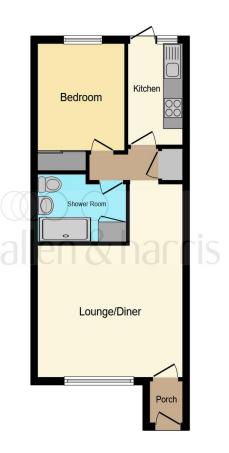
welcome to

Clay Close, Dilton Marsh Westbury

- One-Bedroom Bungalow.
- Tastefully Decorated.
- Village Location.
- South-West Facing Rear Garden.
- Allocated Parking. •

Tenure: Freehold EPC Rating: C

£195,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online allenandharris.co.uk/Property/WST107664



Property Ref: WST107664 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

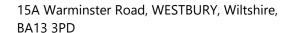
allen & harris



01373 822457



Westbury@allenandharris.co.uk





allenandharris.co.uk