



Wrights
01225 755553

Corner Cottage, The Butts, Bratton, Westbury, Wiltshire, BA13 4SW

£285,000

This period three bedroom cottage is situated in the heart of the desirable village of Bratton. The property offers a lovely aspect overlooking an open park area, providing the perfect setting for families looking for outdoor space without the hassle of maintaining a garden. Features include a lounge with feature fireplace, separate dining room, three bedrooms, ensuite to the master bedroom and additional bathroom, gas central heating and PVCu double glazing. Offered with the benefit of no onward chain.

Situation

The property is situated in the heart of the lovely village of Bratton, opposite a children's playground.

The popular village of Bratton is found on the northern edge of Salisbury Plain, just to the East of Westbury, which offers the main line station with direct connections to Bath, Bristol, Salisbury and London.

Bratton boasts a thriving community, a great public house, a highly rated primary school and pre-school, post office, doctors surgery and much more.



Three bedroom character cottage

Desirable village location

Close to an open park area

Two reception rooms

En-suite shower room and bathroom

Gas central heating

PVCu double glazing

On road parking (non allocated)

No onward chain



The property comprises

Ground Floor

Lounge

8' 6" x 17' 4" (2.6m x 5.29m) approx.

With PVCu front door, radiator, feature fireplace and exposed timber beams.

Dining Room

12' 4" x 14' 1" (3.75m x 4.30m) approx.

With a radiator, built in wooden shelving, wooden panelling detail on two walls and two PVCu double glazed windows to the front.

Kitchen

12' 7" x 8' 9" (3.83m x 2.66m) approx.

With tiled flooring, a range of eye level and base units, worktops with upstand and tiled splashbacks, integrated electric oven and hob with extractor hood over, inset one bowl sink/drainage unit, space for fridge/freezer and washing machine and PVCu double glazed window obscured to the side.

Side Hall

With access outside through a side door and stairs to the first floor

First Floor

Landing

With radiator and circular window to rear.

Bedroom 1

14' 6" x 12' 6" (4.42m x 3.81m) approx

With a radiator and two PVCu double glazed window, one obscured to the side and one to the front.

En-suite

With white suite comprising close coupled W.C, wall hung hand basin, shower unit with mains shower, tiled walls and extractor fan.

Bedroom 2

8' 6" x 8' 11" (2.60m x 2.73m) approx.

With a radiator, storage cupboard and a PVCu double glazed window obscured to the side.

Bedroom 3

8' 11" x 13' 3" (2.73m x 4.05m) approx.

With a radiator and PVCu double glazed window to the front.

Bathroom

6' 0" x 6' 8" (1.82m x 2.03m) approx.

With white suite comprising of bath with shower attachment, pedestal hand basin and close coupled W.C, tiled walls and extractor fan.

Council tax

The property is currently in council tax band C.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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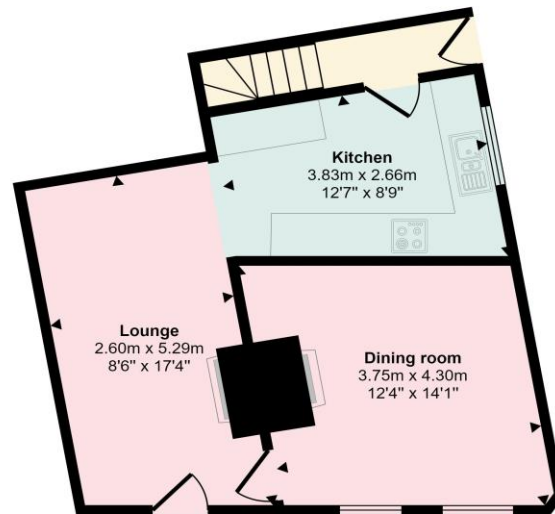


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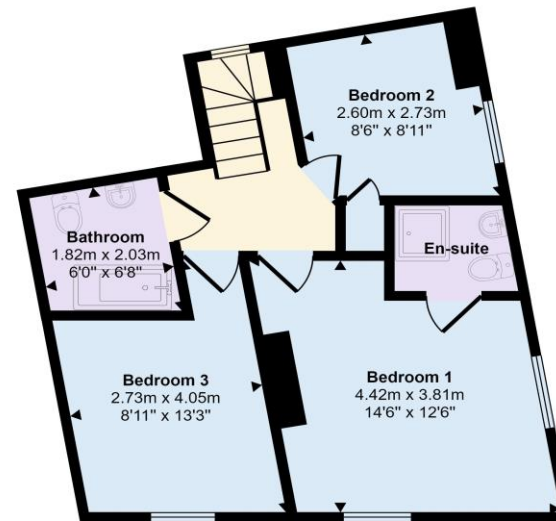
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Approx Gross Internal Area
82 sq m / 878 sq ft

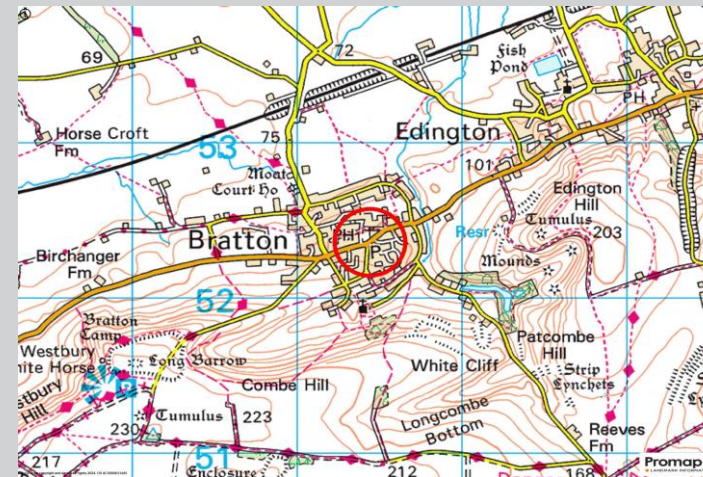


Ground Floor
Approx 40 sq m / 431 sq ft



First Floor
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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