



**Wrights**  
01225 755553

Phipps Close, Westbury, Wiltshire, BA13 3TL

£279,950



This well presented three bedroom end of terrace property is situated on a cul-de-sac within a popular residential area, close to local amenities and transport links.

Features include a spacious lounge, kitchen/diner, modern bathroom, low maintenance enclosed side and rear gardens and driveway parking to the front.

### Situation

The property is situated on a cul-de-sac, within easy reach of both Westbury town centre and railway station. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain.

The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.



**Three bedroom end of terrace property**

**Cul-de-sac location**

**Close to amenities and transport links**

**Kitchen/diner**

**Modern bathroom**  
**Gas central heating**  
**PVCu double glazing**  
**Enclosed side and rear gardens**  
**Driveway parking**



The property comprises

### Ground Floor

#### Entrance Porch

With PVCu front door and wood laminate flooring.

#### Lounge

*14' 6" x 14' 10" (4.43m x 4.51m)*

With wood laminate flooring, radiator, stairs to the first floor and PVCu double glazed window to the front.

#### Kitchen/Diner

*14' 7" x 9' 10" (4.44m x 3.00m)*

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, gas hob with extractor hood over, sink/drain unit, space for fridge/freezer, washing machine and tumble dryer, radiator, Two PVCu double glazed window to the rear and PVCu back door.

### First Floor

#### Landing

With cupboard housing gas boiler, loft hatch and PVCu double glazed window to the side.

#### Bedroom 1

*8' 2" x 9' 11" (2.50m x 3.03m)*

With built in wardrobe, radiator and PVCu double glazed window to the rear.

#### Bedroom 2

*8' 4" x 11' 9" (2.55m x 3.59m)*

With radiator and PVCu double glazed window to the front.

#### Bedroom 3

*6' 0" x 8' 6" (1.83m x 2.59m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom

With fully tiled walls, white suite comprising bath with shower attachment, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

## Externally

### To the front

Driveway parking for up to two vehicles, steps to the front door and a gate providing access to the side and rear gardens.

### To the side and rear

The low maintenance enclosed gardens offer an area laid to artificial lawn and two spacious patio seating area. There is an outside tap and power socket and a gate provides access to the front of the property.

### Council tax

The property is currently in council tax band B.

## 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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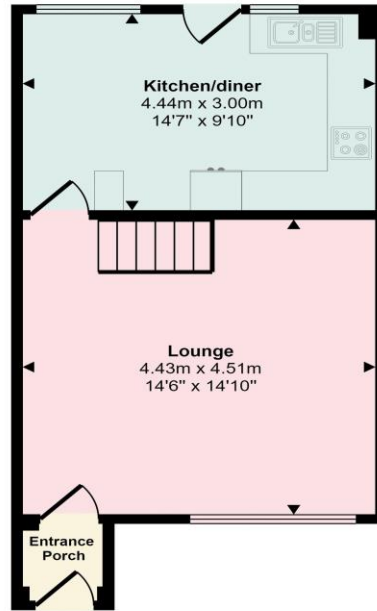


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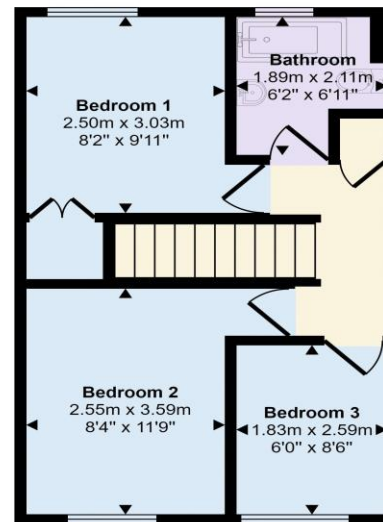
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Approx Gross Internal Area  
70 sq m / 756 sq ft



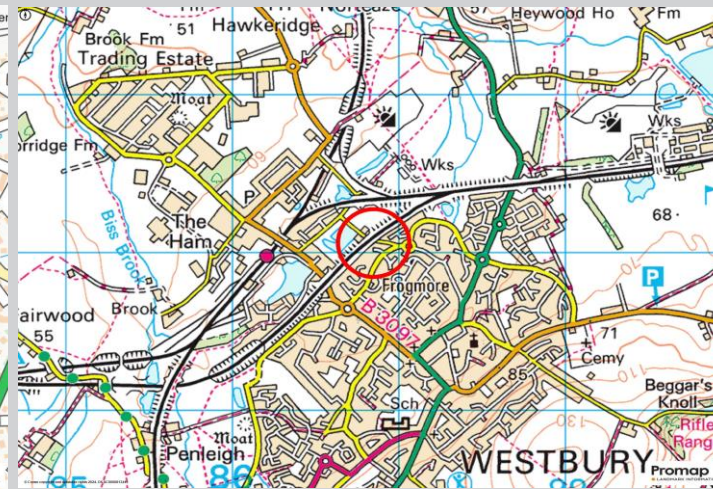
Ground Floor  
Approx 35 sq m / 380 sq ft



First Floor  
Approx 35 sq m / 376 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.







T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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