



Wrights
01225 755553

Primmers Place, Westbury, Wiltshire, BA13 4QZ

Offers in the region of
£235,000

This spacious and well presented two bedroom end of terrace property is situated on a cul-de-sac within easy reach of Westbury railway station.

Features include gas central heating, PVCu double glazing, kitchen/diner downstairs W.C, two double bedrooms, a low maintenance and private rear garden and allocated parking.

Sold with the benefit of no onward chain.

Situation

The property is situated within easy walking distance of Westbury railway station, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington. 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.



Spacious two bedroom house

Close to railway station

Gas central heating

PVCu double glazing

Downstairs W.C

Kitchen/Diner
Two double bedrooms
Low maintenance and private rear garden
Allocated parking
No onward chain



The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Lounge 14' 5" x 9' 9" (4.39m x 2.96m) max

With wood laminate flooring, double panel radiator, storage cupboard under the stairs and PVCu double glazed window to the front.

Kitchen/Diner 14' 4" x 13' 3" (4.38m x 4.04m) max

With tiled flooring, a range of eye level and base units, rolled edge worktops with upstands, integrated electric cooker and four ring gas hob with extractor hood over, space for fridge freezer and washing machine, one and a half bowl sink/drainers, double panel radiator, PVCu double glazed window to the rear and back door to the garden.

W.C

With tiled flooring, white suite comprising low level w.c, pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

First Floor

Landing

Bedroom 1 9' 3" x 13' 3" (2.81m x 4.03m)

With radiator and PVCu double glazed window to the rear.

Bedroom 2 8' 1" x 13' 3" (2.47m x 4.03m)

With airing cupboard, radiator and two PVCu double glazed windows to the front.

Bathroom

With wood laminate flooring, white suite comprising large walk in shower enclosure with mains shower, close coupled w.c, pedestal hand basin, heated towel rail and extractor fan.

Externally

Fully enclosed low maintenance rear garden comprising an area laid to patio and steps down to an area laid to artificial lawn. A gate provides access to the rear. The property also comes with one allocated parking space.

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.

Tenure

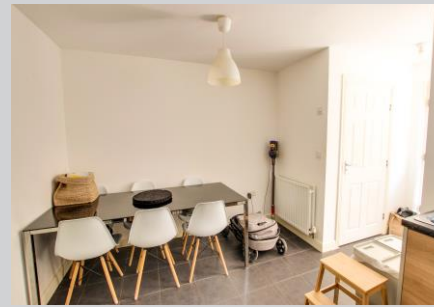
The property is sold as Freehold.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

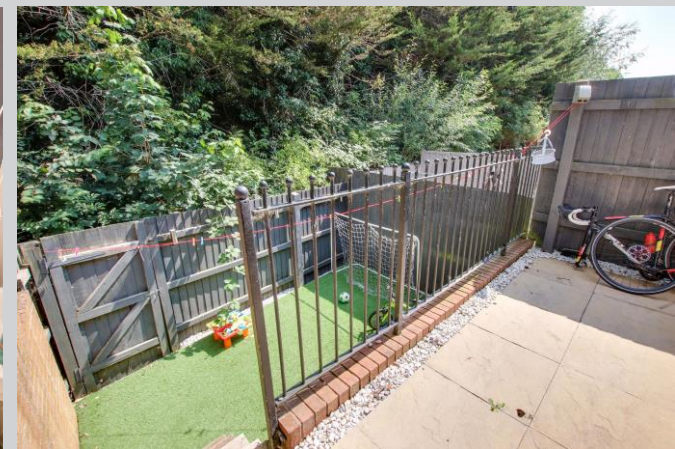


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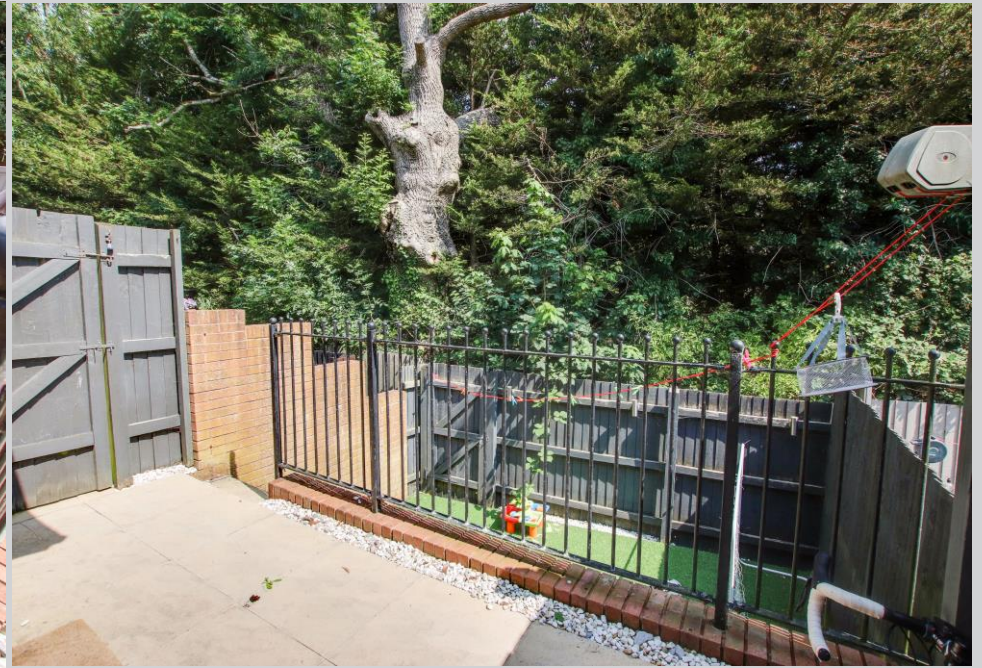
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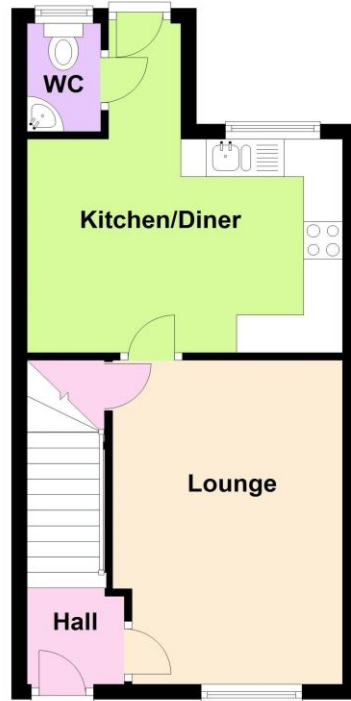
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Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)

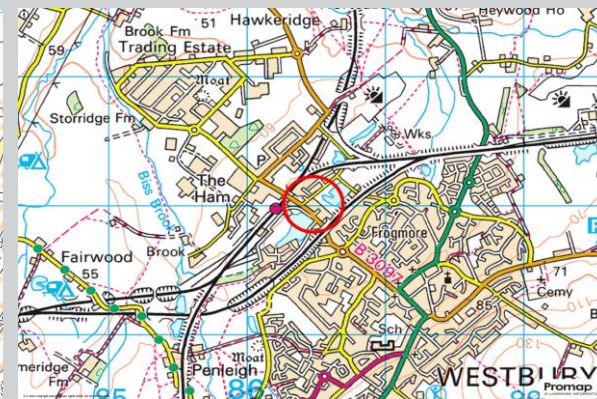
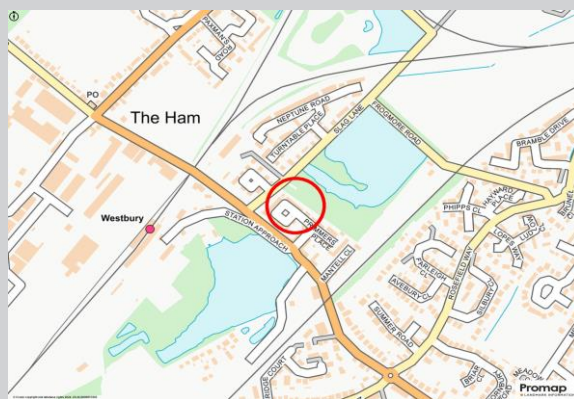


First Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.2 sq. feet)





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.