



Wrights
01225 755553

The Weir, Edington, Westbury, Wiltshire, BA13 4PY

Offers in excess of
£340,000

This well presented and spacious three bedroom home is situated in the sought after village of Edington, offers stunning countryside views to the rear. Features include a large garage/workshop, a spacious landscaped rear garden, driveway parking for two vehicles, oil central heating, PVCu double glazing three double bedrooms (one located on the ground floor), downstairs cloakroom and conservatory.

Situation

The property is situated within the sought after Wiltshire village of Edington, located on the northern edge of Salisbury Plain and surrounded by the stunning open countryside. The village of Edington offers an excellent village pub, farm Shop and microbrewery.

Just one mile away, the village of Bratton offers a highly rated primary school and pre-school, post office, doctors surgery and much more. T

he nearby town of Westbury offers a main line railway station with direct connections to Bath, Bristol, Salisbury and London.



Spacious three bedroom property

Sought after village location

Oil central heating

PVCu double glazing

Large garage/workshop

Driveway parking for two vehicles

Downstairs cloakroom

Conservatory

Three double bedrooms (one on the ground floor)

Stunning countryside views



The property comprises

Ground Floor

Entrance Porch

With PVCu front door and PVCu double glazed window to the front.

Cloakroom

With low level W.C, hand basin, wall mounted electric heater and obscured PVCu double glazed window to the front.

Kitchen/Diner 15' 7" x 8' 8" (4.74m x 2.63m)

With a range of eye level and base units, worktops with tiled splash backs, breakfast bar, integrated electric oven and ceramic hob with extractor hood over, ceramic sink/drainers unit, radiator, storage cupboard under the stairs and two PVCu double glazed windows to the front.

Lounge 11' 9" x 16' 3" (3.59m x 4.96m)

Dual aspect room with wood laminate flooring, two radiators, open fireplace and PVCu double glazed windows to the front and rear.

Rear Hall

With wood laminate flooring and door to the Conservatory.

Conservatory 13' 6" x 6' 10" (4.11m x 2.08m)

Of PVCu construction with wood laminate flooring and door opening to the rear garden.

Bedroom 3/Study 12' 0" x 17' 0" (3.67m x 5.17m)

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

First Floor

Landing

With PVCu double glazed window to the rear.

Bedroom 1 12' 0" x 17' 0" (3.67m x 5.17m)

Another spacious dual aspect room with wood flooring, radiator, built in wardrobe, feature fireplace and PVCu double glazed windows to the front and rear.

Bedroom 2 12' 1" x 10' 1" (3.68m x 3.08m)

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

Bathroom

With white suite comprising bath with electric shower over, low level W.C and hand basin with vanity unit, airing cupboard with hot water cylinder and obscured PVCu double glazed window to the front.

Externally

To the front

Enclosed front garden laid to lawn with a range of shrubs and planted borders. Driveway parking for two vehicles in front of the garage.

Garage/Workshop 32' 0" x 11' 7" (9.75m x 3.54m)

With power, light, electric door to the front, oil fire boiler and door to the rear garden.

To the rear

The exceptionally spacious, landscaped rear garden offers an idyllic and peaceful retreat to be enjoyed by the new owners. The garden offers patio and decked seating areas, as well as an area laid to lawn with a range of shrubs and trees. To the rear of the garden is a large garden pond, adding a touch of tranquility and attracting wildlife. Beyond the garden, open countryside stretches out, offering stunning views and a sense of serenity.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as Freehold.

Services

Mains electricity, water and drainage are connected. The property is heated by an oil 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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Approx Gross Internal Area
149 sq m / 1602 sq ft



Ground Floor
Approx 102 sq m / 1099 sq ft

First Floor
Approx 47 sq m / 503 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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Disclaimer

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