



**Wrights**  
01225 755553

Roman Place, Westbury, Wiltshire, BA13 4GH

£375,000

### 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 three bedroom detached property**

**Beautifully presented throughout**

**Just 2 years old**

**Conveniently situated close to the railway station**

**Kitchen/diner**

**Downstairs W.C**

**En-suite shower room and family bathroom**

**Generous and private rear garden**

**Garage and driveway parking for 2/3 vehicles**



This spacious and beautifully presented three bedroom detached home is ideally located just a short distance from Westbury railway station, offering excellent connectivity for commuters.

Built only two years ago, the property boasts a modern design and high-quality finishes throughout. The ground floor features a generous lounge, a contemporary open-plan kitchen/diner and a downstairs W.C. Upstairs, you'll find three well-proportioned bedrooms, including a master with en-suite shower room, along with a stylish family bathroom.

Outside, the home benefits from a private and generously sized rear garden, as well as a garage and driveway parking providing off road parking for 3/4 vehicles.

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door, Amtico luxury vinyl flooring, radiator and stairs to the first floor with storage cupboard under.

##### Cloakroom

With Amtico luxury vinyl flooring, white suite comprising close coupled W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.

##### Lounge 11' 1" x 18' 0" (3.37m x 5.49m)

With radiator and PVCu double glazed windows to the front and side.

##### Kitchen/Diner 17' 10" x 11' 6" (5.44m x 3.51m)

With Amtico luxury vinyl flooring, a range of eye level and base units, worktops with upstands, integrated Neff eye level oven and grill, five ring Neff gas hob with extractor hood over, integrated fridge/freezer and dishwasher, cupboard housing space for washing machine and tumble dryer, radiator, inset ceiling spotlights. PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

#### First Floor

##### Landing

With radiator, spacious linen cupboard, loft hatch and PVCu double glazed window to the side.

##### Bedroom 1 11' 0" x 9' 7" (3.35m x 2.91m)

With radiator, walk in wardrobe and PVCu double glazed window to the front.

##### En-suite

With tiled flooring and splash backs, white suite comprising large shower enclosure with rainfall shower, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the front.



### **Bedroom 2** *10' 6" x 10' 6" (3.19m x 3.19m)*

With radiator and PVCu double glazed window to the rear.

### **Bedroom 3** *6' 9" x 10' 4" (2.07m x 3.15m) max*

With radiator and PVCu double glazed window to the rear.

### **Bathroom**

With tiled flooring and splash backs, white suite comprising bath with rainfall shower over, W.C and hand basin, heated towel rail, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the side.

### **Externally**

#### **Front garden**

The property offers a spacious front garden which is laid to lawn, with a path leading to the front door and gated access to the rear garden.

#### **Garage and parking**

Single garage located underneath a coach house to the front of the property, with up and over door and off road parking in front.

#### **Rear Garden**

The generous enclosed rear garden offers a good degree of privacy and is mainly laid to lawn with a patio seating area and a gate providing access to the front of the property.

### **Tenure and service charges**

Property Tenure: Freehold

Garage: Leasehold – 999-year lease with a peppercorn rent

Additional Costs: A small annual site maintenance charge will apply; the exact amount is yet to be determined.

### **Council tax**

The property is in council tax band D.

### **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**

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEM MORTGAGES**

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553











**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEM MORTGAGES**

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST

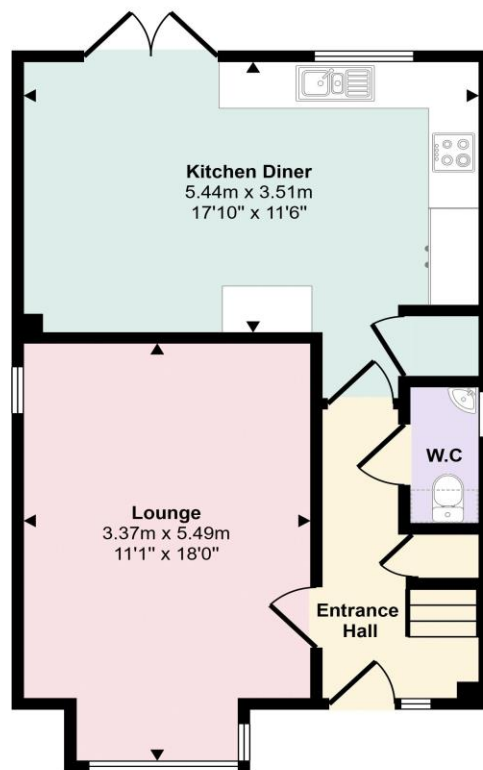


**Wrights**  
01225 755553


[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553

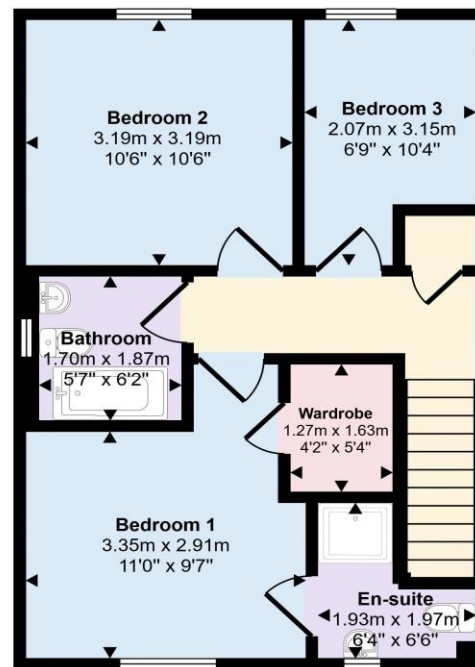
Approx Gross Internal Area  
91 sq m / 983 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft

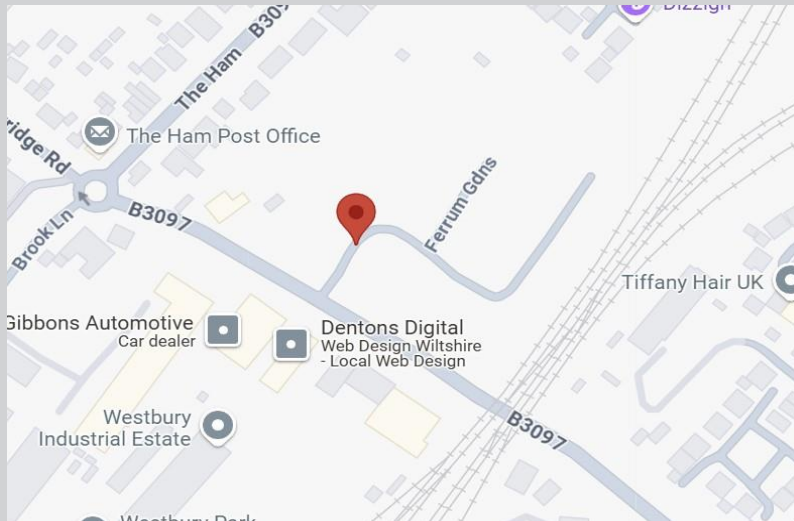
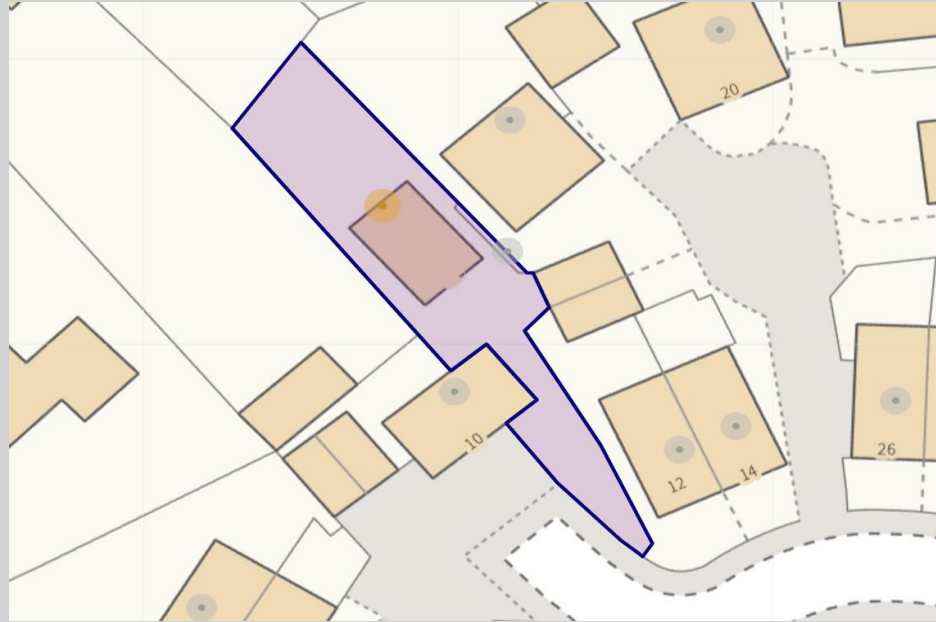
 Denotes head height below 1.5m

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.



First Floor  
Approx 45 sq m / 482 sq ft







01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

#### 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 and 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.