

DAVIS & LATCHAM ESTATE AGENTS

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| Semi-Detached Cottage | • Beautifully presented |
| Elevated setting not far from the Westbury White Horse | • Sitting Room with woodburner, Dining Area |
| Well-Appointed Kitchen | • Family Shower Room, 4 Bedrooms - 1 with En-Suite |
| Off-Road Parking | • Courtyard Garden |
| Gas-fired Central Heating to radiators | • Upvc Double Glazing & Roof-Mounted PV Panels |



6 Newtown, Westbury, Wiltshire, BA13 3EE

£325,000



This beautifully presented Semi-Detached Cottage occupies a pleasant elevated setting not far from the Westbury White Horse. Hall, Pleasant Sitting Room with woodburner, Dining Area, Well-Appointed Kitchen, First Floor Landing, Family Shower Room, 4 Bedrooms - 1 with En-Suite Bathroom, Off-Road Parking & Courtyard Garden, Gas-fired Central Heating to radiators, Upvc Double Glazing & Roof-Mounted PV Panels.

Accommodation

THE PROPERTY is a beautifully presented Victorian semi-detached cottage, which has colourwashed brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit Upvc Double Glazing and has the added bonus of roof-mounted Photo Voltaic panels which generate free day-time Electricity. In recent years the cottage has benefitted from a comprehensive scheme of renovation resulting in a spacious contemporary home including a Shower Room and an En-Suite Bathroom together with a large well-appointed Kitchen. Ideal for someone for whom inside space is more important than outside space this is a rare opportunity to acquire a comfortable, easily run home ready to occupy without needing any remedial work hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Newtown is a popular residential road which leads up to the famous local landmark Westbury White Horse and downs which overlook the town. The centre of Westbury is within easy reach and provides good shopping including 3 supermarkets - a nearby Lidl, a Morrisons and Aldi together with a variety of independent shops and a wide range of other amenities including Westbury Medical Centre, Library and Museum, Sports Centre and Westbury Station with excellent regular rail service offering ease of commuting to Bath, Bristol, Salisbury, Swindon, Exeter and London - Paddington, plus further afield. Other main centres in the area including Warminster, Trowbridge, Frome, Bath and Salisbury are all within comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having radiator, cloaks hanging space, staircase to First Floor and door into:

Pleasant Sitting Room 16' 7" x 12' 4" (5.05m x 3.76m) a delightful room with attractive fireplace housing woodburner flanked by fitted cupboards and glazed overhead cupboards, T.V. aerial point, radiator, understairs cupboard and opening into Dining Area.

Dining Area 11' 5" x 8' 7" (3.48m x 2.61m) having radiator and space for dining table & chairs. From the Sitting Room a door leads into:

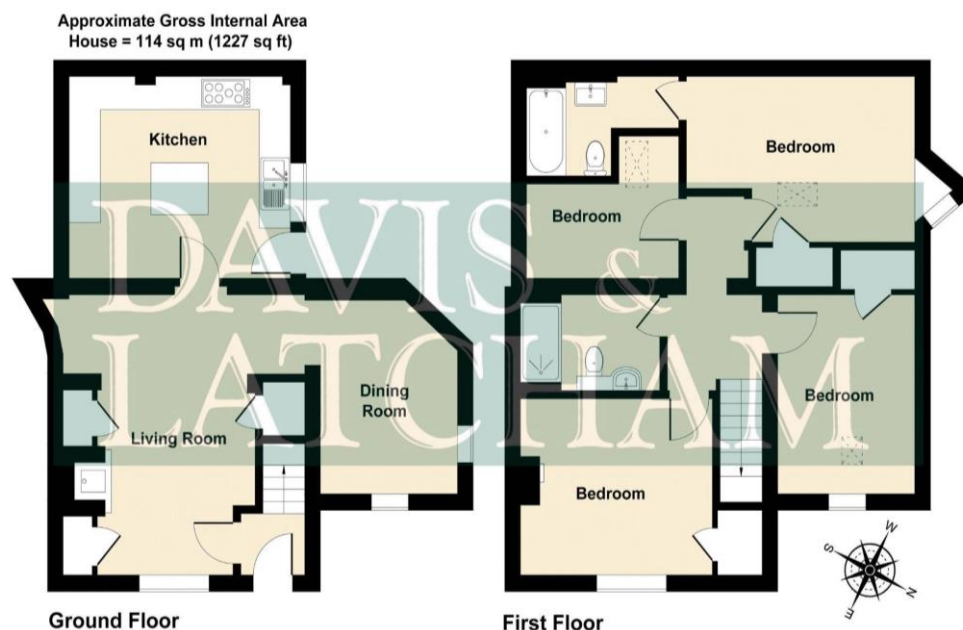
Large Well-Appointed Kitchen 13' 9" x 12' 0" (4.19m x 3.65m) with extensive postformed worksurfaces, inset sink and range of contemporary high gloss White units providing ample drawer and cupboard space, matching overhead cupboards, further large island unit including breakfast surface with cupboards under, 7-burner Stoves Gas Range, plumbing for dishwasher and washing machine, recess for fridge/freezer, tiled flooring, radiator, recessed lighting and door to Courtyard.

First Floor Landing having recessed lighting.

Bedroom One 13' 9" x 10' 1" (4.19m x 3.07m) having feature wall panelling, Velux roof window ensuring plenty of natural light, attractive bay window, radiator, recessed lighting and door into:

En-Suite Bathroom having contemporary White suite comprising panelled bath with hand/shower taps, vanity hand basin with cupboard under, low level W.C., towel radiator, extractor fan, tiled flooring and recessed lighting.

Bedroom Two	12' 0" x 10' 4" (3.65m x 3.15m) having a pretty Victorian nursery grate, radiator, access hatch to loft and cupboard housing Gas-fired Worcester boiler supplying domestic hot water and central heating and pressurised hot water cylinder. This cupboard also houses a monitor for a 4 camera CCTV system.
Bedroom Three	11' 4" x 8' 8" (3.45m x 2.64m) having feature wall panelling, Velux roof window, radiator and built-in cupboard.
Bedroom Four	9' 7" x 8' 6" (2.92m x 2.59m) x 9' 7" x 6' 0" (2.92m x 1.83m) currently serving as a nursery, having Velux roof window and radiator.
Family Shower Room	having contemporary White suite comprising shower enclosure with thermostatic controls, glazed splash screen and aqua wall panelling, integrated vanity hand basin with cupboard under and low level W.C. with concealed cistern, towel radiator, floor tiling, extractor fan and recessed lighting.
OUTSIDE	
Off-Road Parking	for a couple of cars.
The Garden	To the side of the cottage is an enclosed Courtyard Area which leads to an area of decking which is nicely screened by fencing.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8493-7825-2200-6617-9996



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

6, Newtown WESTBURY BA13 3EE	Energy rating C	Valid until: 14 May 2027
		Certificate number: 8493-7825-2200-6617-9996

Property type	Semi-detached house
Total floor area	96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60