



8 Oxford Mews

Westbury BA13 3BE

A well-presented, two DOUBLE bedroom, modern end terraced house tucked away within a small exclusive courtyard development, in a non-estate location close to the town centre, shops restaurants and pubs. Ideal first time or buy to let - no chain. Viewing recommended.

Accommodation comprises entrance hall, modern cloakroom, modern kitchen with integrated appliances, Lounge/dining room with French doors onto courtyard, two double bedrooms and modern bathroom. Benefits include UPVC double glazing, electric central heating system, enclosed, private courtyard garden and allocated parking space.

Offers Over £210,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Panelled door to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Thermostat. Smoke alarm. Telephone point. Doorway to the kitchen. Panelled doors off and into:

Cloakroom

Obscured double glazed window to the front. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Extractor fan. Fuse box.

Kitchen

11'2 x 5'4 (3.40m x 1.63m)
Double glazed window to the front. Range of modern wall and base mounted units with wood effect rolled top work surfaces. Stainless steel sink drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Integrated washing machine, microwave, dishwasher and fridge/freezer. Wood effect flooring.

Lounge/Dining Room

14'0 x 11'9 (4.27m x 3.58m)
Double glazed windows and French doors to the rear. Two radiators. Television and telephone points.

FIRST FLOOR

Landing

Balustrade. Access to loft space. Panelled doors off and into: airing cupboard housing pressurised hot water cylinder with immersion heater and Heatrae Sadia electric boiler fuelling radiators.

Bedroom One

11'8 x 8'8 (3.56m x 2.64m)
Double glazed window to the rear. Radiator. Television and telephone point.

Bedroom Two

11'8 x 7'5 (3.56m x 2.26m)
Double glazed window to the front. Radiator.

Bathroom

Double glazed Velux window. Chrome towel radiator. Modern three piece white suite with part stone tiled surrounds comprising panelled bath with mains rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash

hand basin and w/c with dual push flush. Illuminated mirror with shaving point. Extractor fan. Wood effect flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Steps to the front door with storm porch over and entrance light. Electric meter. Allocated parking space directly to the front. Gated side pedestrian access to the courtyard garden.

To The Rear & Side

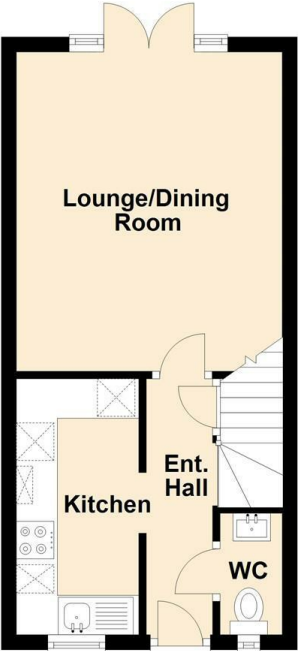
L-shaped courtyard garden with private aspect laid to paving and slate chippings. Outside light. Enclosed by fencing and walling.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **E**

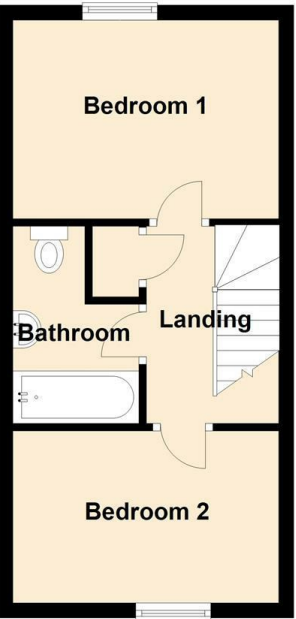
Ground Floor

Approx. 27.5 sq. metres (296.3 sq. feet)

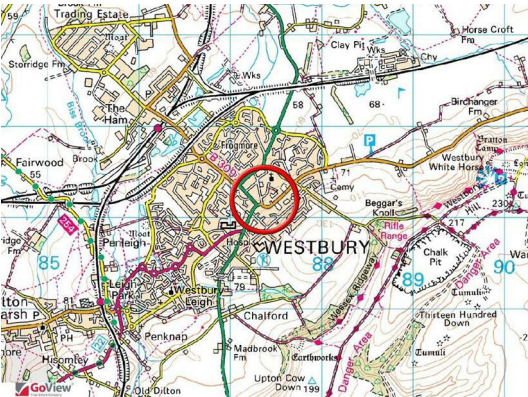
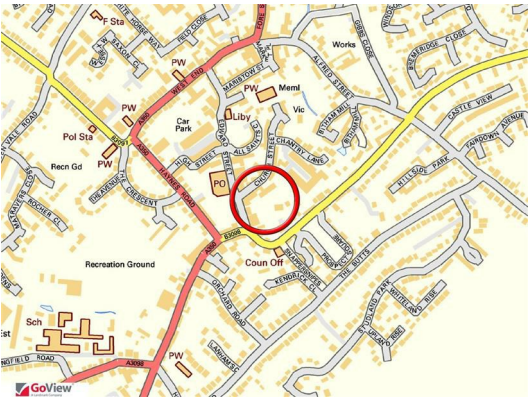


First Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 55.1 sq. metres (592.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.