

TOWN & COUNTRY
ESTATES



27 Caspian Gardens, Leigh Park,

£150,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION

NO ONWARD CHAIN - A very well presented, light and airy, second floor apartment, in the sought after Becks Mill conversion, abutting the picturesque Mill pond. A communal entrance leads to the good size accommodation, which comprises an entrance hall, living room/kitchen, two double bedrooms and bathroom. Further benefits include Upvc double glazing, an allocated parking space, lease until 2128 and high ceilings, which really give this home a real sense of space. This owner occupied home really does stand out from its rented counterparts, making it a must view for those looking for a property of this type.

COMMUNAL ENTRANCE

Communal entrance door with intercom entry system opens into the communal entrance hall. Stairs lead through the building, this property can be found on the second floor.

ENTRANCE HALL

With intercom handset, mains smoke detector, doors to the living room/kitchen, both bedrooms, bathroom and large cupboard.

LIVING ROOM/KITCHEN

18'1" x 13'9" max

The modern open living room/kitchen space is flooded with natural light from the two large Upvc windows to the front and a large Upvc double glazed window to the side.

LIVING AREA

The living area has a wall mounted electric storage heater, TV point, telephone point and carpet.

KITCHEN AREA

There are a range of matching base and wall units, rolled top work surfaces and tiled splash backs, inset sink unit with chrome mixer tap, inset fan assisted electric oven, inset ceramic hob with extractor and light over, plumbing for washing machine and dishwasher, space for fridge/freezer and a mains smoke detector.

BEDROOM ONE

13'1" max x 10'2" max

This spacious, dual aspect bedroom has large Upvc double glazed windows to the rear and side, wall mounted electric heater and TV point.



BEDROOM TWO

10'10" max x 9'2"

Bedroom two is another double room and has a Upvc double glazed window to the rear with views across the Mill Pond. There is also a wall mounted electric heater.

BATHROOM

There is an obscure Upvc double glazed window to the rear, panelled bath with chrome mains shower over, glazed screen and tiled splash backs, dual flush WC, pedestal basin with chrome mixer tap and tiled splash backs, wall mounted electric heater and an extractor fan.

EXTERIOR

PARKING

The communal car park has an allocated parking space for this home, there are also four additional visitors parking spaces.

LEASE INFORMATION

Each apartment owner owns an equal share of the freehold, which forms Becks Mill Limited.

Service/Maintenance charge - £120 pcm (from July 2022).

125 years from 2003.

ADDITIONAL INFORMATION

Council Tax Band - B

EPC TO FOLLOW







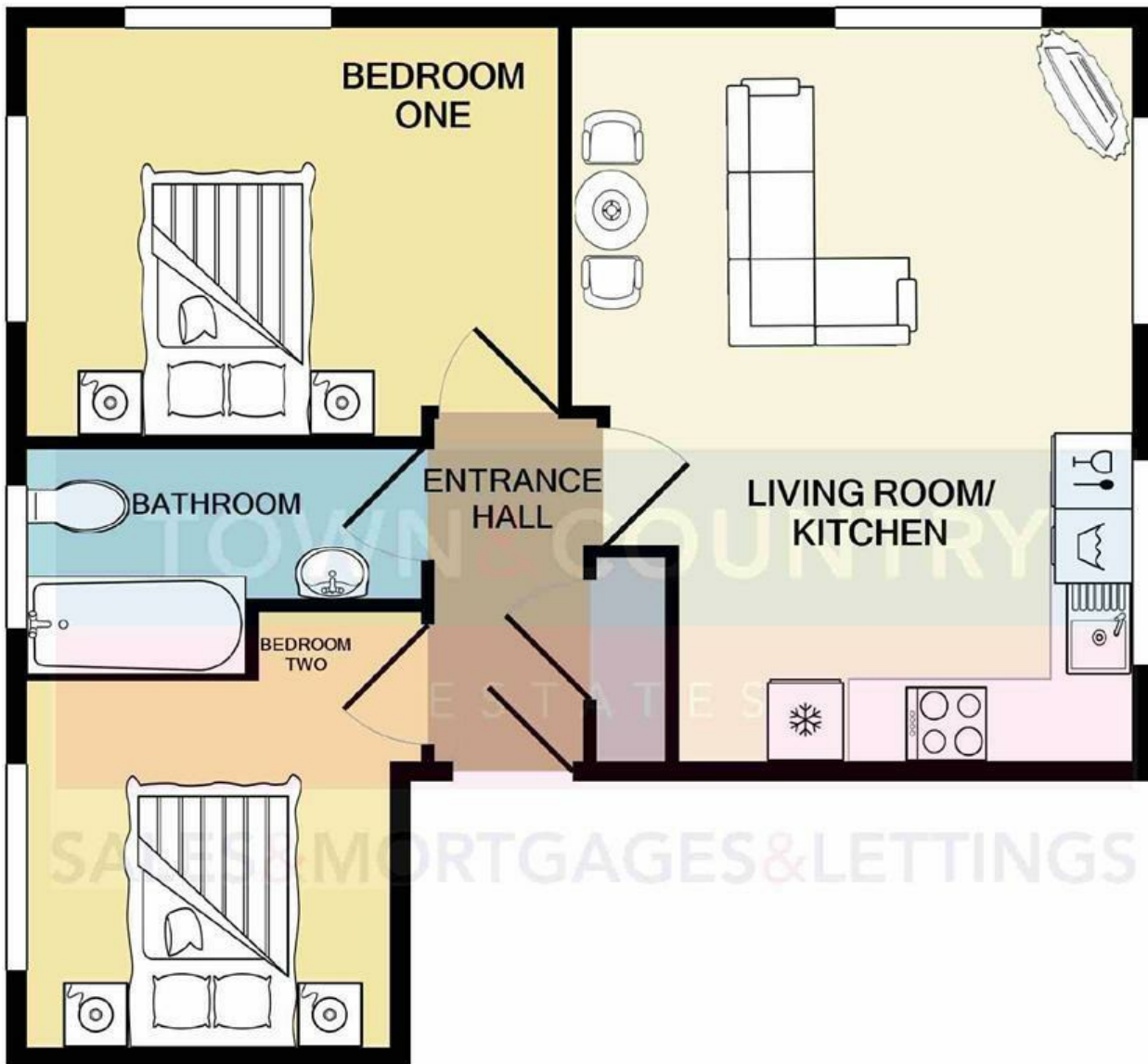
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TROWBRIDGE OFFICE
 9 Fore Street, Trowbridge,
 Wiltshire BA14 8HD

WESTBURY OFFICE
 16 High Street, Westbury,
 Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
 Email: trowbridge@townandcountryestates.com

Teleph one: 0 137 3 8244 44
 Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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