

**TOWN & COUNTRY**  
ESTATES



**Rocher Close, Westbury, Wiltshire BA13 3NT**

**£250,000**

## 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. The town offers a range of shopping and leisure facilities including a 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 the area very desirable for commuters.

## DESCRIPTION

A well presented three bedroom semi-detached home, set within a popular residential area of Westbury, close to the town centre, train station and Schools. The property enjoys a quiet position off of the road, with no passing traffic. The ground floor accommodation comprises an entrance porch, living room and kitchen/dining room with door leading to the rear garden. The first floor offers two double bedrooms, a single bedroom and modern bathroom. Further benefits include solar panels owned by the home, gas central heating, uPVC double glazing, an enclosed rear garden, garage, driveway parking and a B rated energy assessment.

## ENTRANCE PORCH

A uPVC entrance door opens to the porch where there are uPVC double glazed windows to either side and a glazed door to the living room.

## LIVING ROOM

15'5" max x 13'9"

There is large uPVC double glazed window the front, stairs to the first floor landing, TV point, radiator and doorway leading to the kitchen.

## KITCHEN/DINING ROOM

15'5" x 10'9"

With two uPVC double glazed windows to the rear, there are a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome tap and drainer, tiled splash backs, a built-in electric oven, inset gas hob with extractor fan over, integrated fridge/freezer, wine fridge, plumbing for washing machine, plumbing for a dishwasher, radiator and a uPVC door to the rear garden.

## FIRST FLOOR LANDING

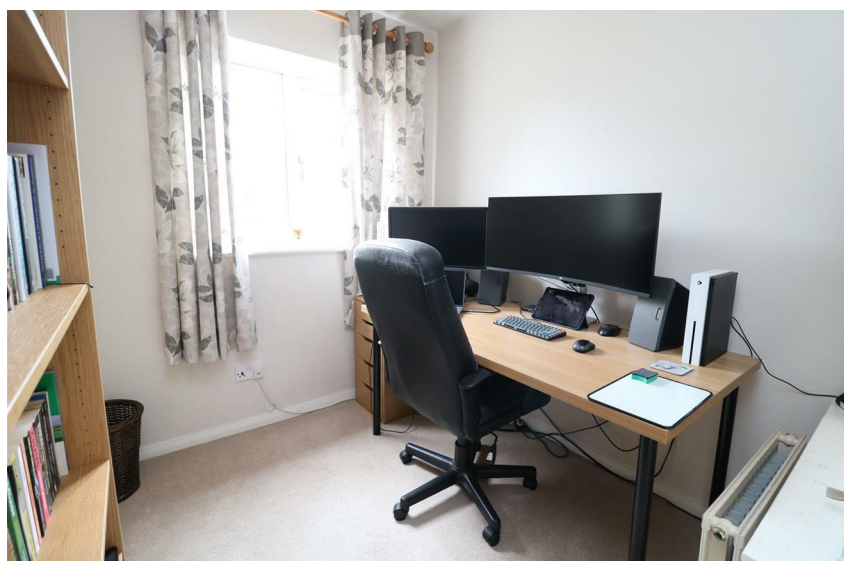
You will find access to the loft, doors to all three bedrooms, the bathroom and airing cupboard, housing a Worcester gas boiler (last serviced October 2024).

## BEDROOM ONE

uPVC double glazed window to the rear aspect and a radiator.

## BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the front and a radiator.



### BEDROOM THREE

The third bedroom has a uPVC double glazed window to the front and a radiator.

### BATHROOM

There is an obscure uPVC double glazed window to the rear, the refitted bathroom has a paneled bath with chrome taps and mains shower over, vanity unit with storage, WC and inset sink with chrome mixer tap, radiator, tiled splash backs and an extractor fan.

### EXTERIOR

#### FRONT

Set back from the road with a pedestrian path to the front, planted borders and a path to the front door with gated access to the rear garden.

#### REAR GARDEN

The enclosed rear garden has a covered seating area, lawn, pathed path, shed, outside tap, gate to the drive and a garage, with door into the garden.

#### SOLAR PANELS

The solar panels are owned by the home and provide reduced electricity costs during sunlight hours. We understand from the vendor there is feed-in tariff of 22p per KWH.

#### GARAGE

Found at the rear of the property, there is up and over door to the front, outside light and driveway parking for two cars.

### ADDITIONAL INFORMATION

Council Tax Band - C

EPC TO FOLLOW



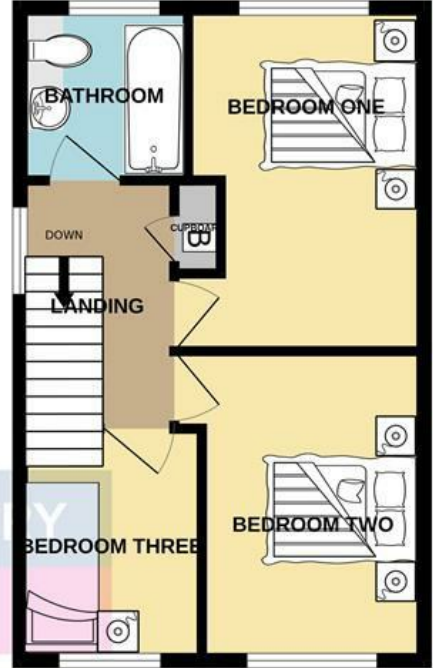




GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



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TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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