

TOWN&COUNTRY
ESTATES



Warminster Road, Westbury, Wiltshire BA13 3PJ

£185,000

LOCATION

The town of Westbury has main road links to the towns of Warminster, Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north.

Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol.

The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

This well presented two bedroom cottage offers historic charm and quirks, with exposed wooden beams, a log burner and unique features throughout. The property benefits from double glazing, gas central heating and comprises of a living room, kitchen, two double bedrooms and a bathroom. There is an enclosed garden to the front laid to decorative gravel.

LIVING ROOM

The living room has a uPVC double-glazed window to the front and a radiator. Original exposed wooden beams enhance the character of the room, complemented by a feature brick fireplace with log burner. An original stone step provides access down into the kitchen.

KITCHEN

The well presented kitchen has two uPVC double glazed windows, one to the front and one to the side. There are base units with roll top work surfaces, an integral oven, electric hob, stainless steel sink with mixer tap and plumbing for a washing machine. To the side of the room is built in seating.

LANDING

The character continues onto the landing with a charming irregular shaped wall and provides access to both bedrooms and the bathroom.

BEDROOM ONE

The large primary bedroom has a uPVC double glazed window to the front, there is a feature exposed brick fireplace, original exposed beams and a radiator.

BEDROOM TWO

Bedroom two has a uPVC double glazed window to the rear and a radiator.

BATHROOM

The modernised bathroom has a uPVC obscure double glazed window to the rear, an enclosed glass shower cubicle with extractor, a pedestal wash basin, close coupled wc and a radiator.

EXTERNAL

To the front of the property is an enclosed garden and laid to decorative gravel.

ADDITIONAL INFORMATION



COUNCIL TAX BAND - A
EPC RATING- D



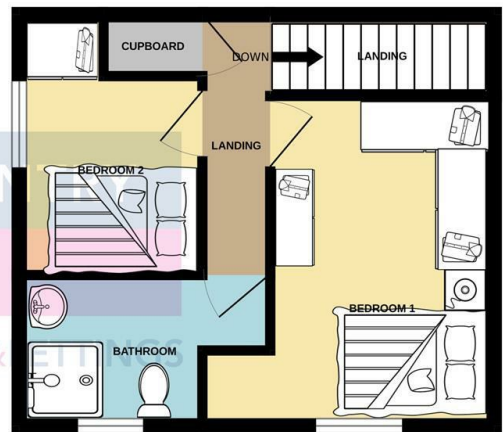




GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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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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