



Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.  
(CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of  
and/or responsibility of the owner or tenant of the property, and anyone who has control over it  
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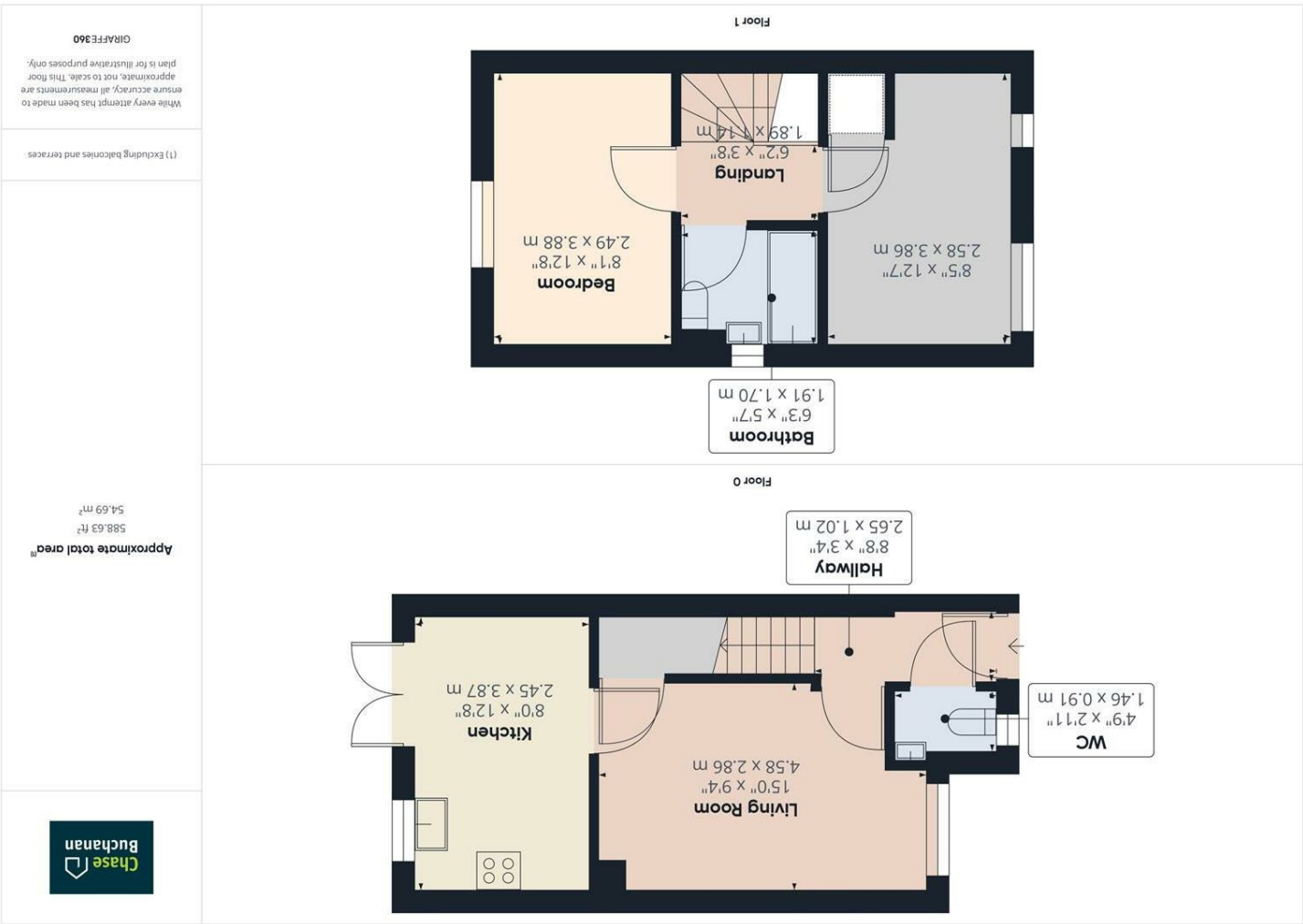
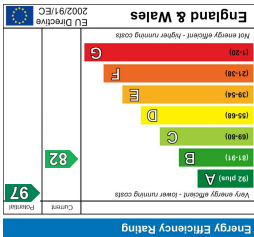
#### Asbestos Regulations

through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)  
tenancy agreement. The code is available from professional institutions and trade associations or  
qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business

#### Code of Practice

the date stated and are subject to future amendment.  
make or give any representation or warranty about this property. These details were prepared on  
inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to  
rely upon the particulars as statements or representations of fact and must satisfy themselves by  
and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not  
These particulars, the information and measurements contained herein, are given as a guide only

#### IMPORTANT NOTICE



104 Dartmoor Road  
Westbury, Wiltshire, BA13 3PS

£245,000

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Two Double Bedrooms
- Desirable Location Close to Amenities & Green Spaces
- Parking Spaces for Two Vehicles
- EPC Rating B / Council Tax Band B
- Newly New Attractive Semi Detached House
- Beautifully Presented Throughout
- Generous Rear Garden with Gated Side Access
- Gas Central Heating & PVCu Double Glazing
- Internal Viewing Recommended





**Situation**

Situated on the edge of the Leigh Park residential development towards the end of the cul de sac amongst attractive green space. This establishing area of Leigh Park is well placed for access to local amenities including popular primary schools, the community hall, Tesco express and a takeaway.

Westbury is an historic small market town with a 14th century church and overlooked by the impressive Westbury White Horse. Surrounded by countryside there is an abundance of leisure opportunities including walking, cycling and horse riding with the town centre offers a range of cafes, restaurants, public houses and independent shops alongside the larger supermarkets of Aldi, Lidl and Morrisons. There is also a local library, sports and leisure centre, schools for all ages, doctors, dentist surgeries and post office.

With excellent links for most major routes and railway connections, having a station with a mainline railway offering direct links to London (1 hour 26 minutes). The County Town of Trowbridge is within 6 miles.

**Description**

Attractive and immaculately presented, nearly new, semi detached house in a desirable location. Set off the main cul de sac with double width parking to the front for 2 vehicles and a good sized, private and enclosed garden with an open aspect to the rear. This well laid out part of the development offers generously spaced housing and open spaces being a rare commodity in modern estates.

The house has been beautifully maintained and improved by the current owner with accommodation including downstairs cloakroom, living room, kitchen/breakfast room. two double bedrooms and contemporary bathroom.

An Internal Viewing is Recommended.

**Directions**

From the roundabout taking Sandalwood Road and following it round to the left. Turn left at the end of the road in Dartmoor Road and continue ahead towards the end of the cul de sac. The property can be found set back and off the road to the right hand side.

**Accommodation**

**Entrance Hall**

PVCu double glazed entrance door. Stairs to the first floor. Radiator.

**Cloakroom**

PVCu obscure double glazed window to the front. With a white suite of WC and wash hand basin with tiled splashback. Radiator. Vinyl flooring.

**Living Room**

PVCu double glazed window to the front. Good sized under stairs cupboard. Radiator.

**Kitchen/Breakfast Room**

**Kitchen Area**

PVCu double glazed window to the rear. Range of matching wall and base units with square edged worktops and up stands. Wall mounted combination gas boiler housed in matching cupboard. Integral cooker with gas hob and extractor above.

Space for fridge/freezer. Space and plumbing for washing machine. Vinyl flooring.

**Breakfast Area**

PVCu double glazed french doors opening onto the rear garden. Vinyl flooring. Radiator.

**Landing**

Access to the loft space.

**Bedroom One**

PVCu double glazed window to the rear. Radiator.

**Bedroom Two**

Two PVCu double glazed windows to the front. Good sized over stairs cupboard. Radiator.

**Bathroom**

Obscure PVCu double glazed window to the side. Having a white suite with WC, wash hand basin and bath with shower attachment and screen. Tiled splashbacks. Radiator. Vinyl flooring.

**Externally**

**Front**

Paved path to the front door and leading round to the gated side access to the rear garden. Attractive and low maintenance gravel borders with a number of small shrubs and plants.

Double width allocated parking for two vehicles.

**Rear Garden**

Enclosed with majority panel fencing and landscaped for ease of maintenance with attractive paving and gravel laid areas.

**Tenure**

Freehold with vacant possession on completion.

**Council Tax**

The property is in Band B with the amount payable for 2023/24 being £1,782.01.

**Services**

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired combination boiler (not tested by Chase Buchanan).

There is an annual estate maintenance charge from Persimmon, the amount has yet to be confirmed.

**Viewings**

To arrange a viewing please call 01225 341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

**Code**

11204 24/06/24

