

Wrights
01225 755553

The Old Mill, Edward Street, Westbury, Wiltshire, BA13 3DL

£75,000

Wrights Residential are pleased to present this spacious one bedroom second floor apartment, conveniently situated in the heart of Westbury town centre, within easy reach of local shops, amenities and transport links. Offering characterful accommodation with a range of quirky room shapes and features, the property comprises an entrance hall, inner hallway, generous lounge opening into the kitchen, double bedroom and a bathroom with shower over the bath. The apartment benefits from electric heating, one allocated parking space and is offered for sale with no onward chain.

While well proportioned throughout, the property would benefit from some updating, presenting an excellent opportunity for buyers to personalise and add value.

The property comprises:

Entrance Hall
With door to the Hallway.

Hallway
With cupboard housing hot water tank.

Lounge *9' 6" x 14' 4" (2.90m x 4.37m) max*
With wall mounted electric night storage heater and windows to the front, side and rear. Open plan into Kitchen.

Kitchen *7' 2" x 6' 1" (2.18m x 1.86m) max*
With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor hood over and space for fridge/freezer and washing machine.

Bedroom *10' 7" x 15' 7" (3.22m x 4.76m) max*
With wall mounted electric heater and windows to the front and side.

Bathroom
With wood laminate flooring, white suite comprising bath with shower attachment over, close coupled W.C and hand basin, wall mounted electric heater and extractor fan.

Parking
The property comes with one allocated parking space.

Council tax
The property is currently in council tax band A.

Tenure
The property is sold as leasehold with 89 years remaining on the lease. We have been informed that the service charge and ground rent is approximately £1,500 per annum.

Energy Performance
The EPC rating is C (73), with a potential for B (81).

Services
Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 5500Mbps









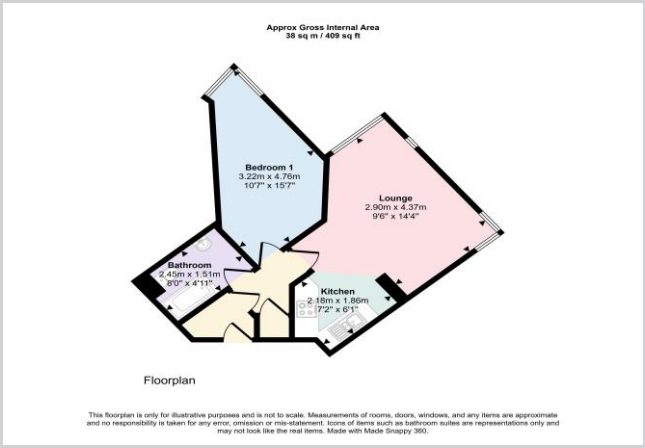
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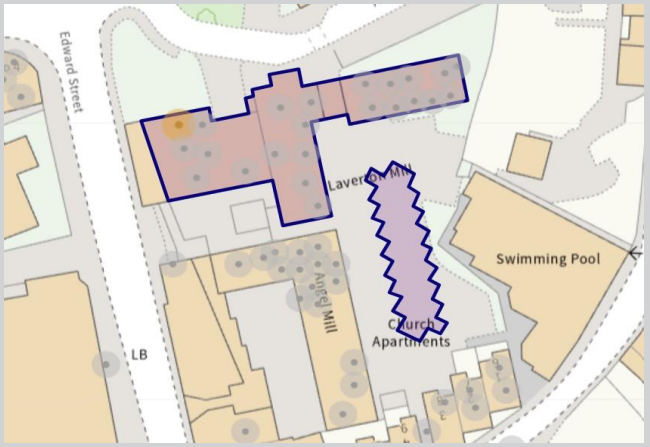
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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.