



**The Tynings, Westbury BA13 3PZ**

**welcome to**

## **The Tynings, Westbury**

This charming detached bungalow on The Tynings offers a spacious living room, generous kitchen/diner, three ground-floor bedrooms plus a converted loft room and storage. Outside features include attractive gardens, a single garage and ample driveway parking.

### **Inside**

#### **Entrance Porch**

To the side of the property, a porch offers a pleasant entrance with direct access to the entrance hall.

#### **Entrance Hall**

A welcoming entrance hall offering access to all areas of the home, featuring two useful storage cupboards and stairs leading to the loft area.

#### **Living Room**

20' 8" max x 13' 5" max ( 6.30m max x 4.09m max )

A bright and spacious living room with dual-aspect windows to the front and side, enhanced by a feature fireplace, TV point and two radiators.

#### **Kitchen/ Diner**

23' max x 10' 6" max ( 7.01m max x 3.20m max )

A generously sized and versatile kitchen/diner with direct access to the sunroom and utility room. The space enjoys dual-aspect double-glazed windows and is fitted with a range of wall and base units, a breakfast bar, and a stainless-steel sink with drainer. There is an integrated oven with four-ring electric hob and extractor fan, a feature fireplace, radiator, and ample space for a freestanding fridge/freezer and dining table.

#### **Sunroom**

This attractive sunroom sits to the side of the home and is accessed via the kitchen/diner, offering a light and airy additional living space.

#### **Utility Porch**

Accessed via the kitchen/diner, this useful area provides access to the shower room and rear garden, and offers space for a tumble dryer, plumbing for a washing machine, a rear door and a side window.

#### **Shower Room**

This practical shower room is fitted with a corner shower cubicle, WC, wash hand basin and radiator.

#### **Family Bathroom**

The fitted family bathroom enjoys natural light from a frosted double-glazed rear window and is equipped with a bath and hand-held shower, bidet, WC and wash hand basin.

#### **Master Bedroom**

11' 10" max x 11' 10" max ( 3.61m max x 3.61m max )

A comfortable master bedroom enjoying direct access to the rear conservatory, complete with a fitted wardrobe and radiator.





### **Conservatory**

9' 10" max x 7' 3" max ( 3.00m max x 2.21m max )

A bright double-glazed conservatory to the rear, accessed via sliding doors from the master bedroom and with a further door opening out to the garden.

### **Bedroom Two**

13' 1" max x 9' 2" max ( 3.99m max x 2.79m max )

A well-proportioned second double bedroom featuring a double-glazed side window, fitted wardrobe and radiator.

### **Bedroom Three**

8' 6" max x 8' 2" max ( 2.59m max x 2.49m max )

The final bedroom is positioned at the front of the property and benefits from a double-glazed window and radiator.

### **Loft Area**

#### **Loft Room**

20' max x 11' 6" max ( 6.10m max x 3.51m max )

A thoughtfully converted loft room featuring two double-glazed Velux windows, electric heating and access to additional loft storage.

#### **Loft Storage**

14' max x 11' max ( 4.27m max x 3.35m max )

A handy loft storage space, easily accessible from the loft room.



### **Outside**

#### **Gardens**

Front Garden

- An attractive front garden laid mainly to lawn with established shrubs and a surrounding wall, offering access to both sides of the property, along with the garage and parking.

Rear Garden

- A delightful rear garden accessible from both sides of the property, featuring a laid lawn, a patio dining area ideal for outdoor entertaining, and a selection of mature trees and shrubs.

#### **Garage**

Single garage with up and over door and window to the rear.

#### **Parking**

Ample driveway parking with space for 3-4 vehicles in total.



**view this property online** [allenandharris.co.uk/Property/WST107626](http://allenandharris.co.uk/Property/WST107626)



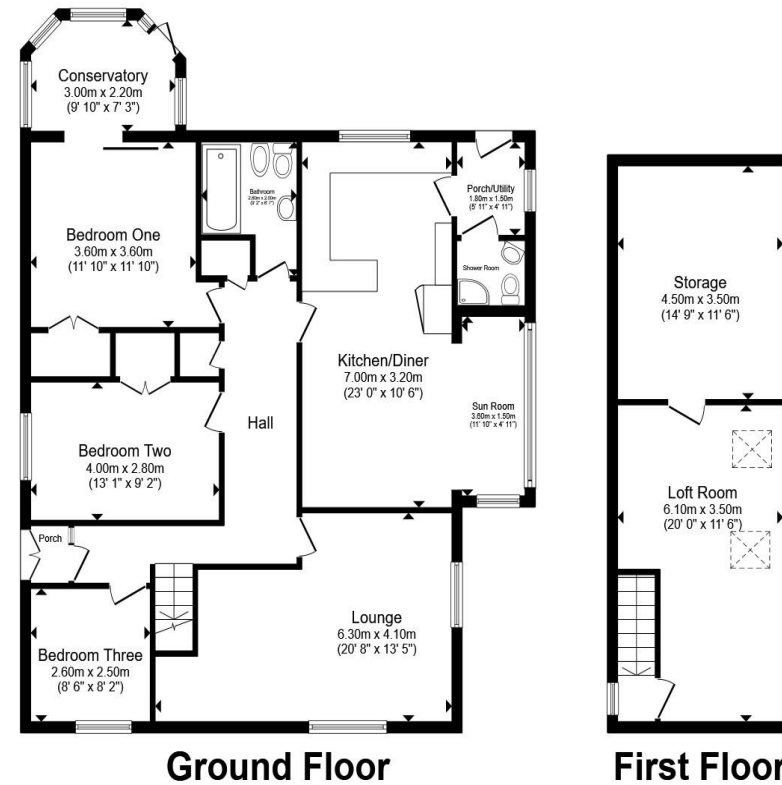
welcome to

## The Tynings, Westbury

- Three Bedroom Detached Bungalow With Loft Conversion
- Conservatory & Sunroom
- Family Bathroom & Shower Room
- Front & Rear Gardens
- Ample Driveway & Single Garage

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

offers over  
**£300,000**



Total floor area 154.0 m<sup>2</sup> (1,657 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

 allen & harris

[view this property online](http://allenandharris.co.uk/Property/WST107626) [allenandharris.co.uk/Property/WST107626](http://allenandharris.co.uk/Property/WST107626)



Property Ref:  
WST107626 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**01373 822457**



[Westbury@allenandharris.co.uk](mailto:Westbury@allenandharris.co.uk)



15A Warminster Road, WESTBURY, Wiltshire,  
BA13 3PD



[allenandharris.co.uk](http://allenandharris.co.uk)