



Roman Place, Westbury

£215,00

Council Tax Band B £1,900 Per Annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this exceptional example of a modern, light and airy two double bedroom apartment offering dual aspect open plan living, two well proportioned double bedrooms, entrance hallway and modern bathroom suite. The buildings outer door leads via stairs and then to the front door into the hallway. The position of the home within the development is favourable enjoying a greater amount of privacy and a dual aspect outlook. Making your way to the outside there are two private owned parking spaces and easy visitor parking. To interact with the virtual tour please follow this link: [Click Here](#)

What our Owner Loves.

Our current owner has told us 'Honestly, I've loved living here as it's really light and spacious, and so peaceful on the little estate. The neighbours are great, and working from home is easy as the property has super-fast fibre. Waking up and seeing the White Horse from my bedroom window never gets old. Even though it feels tucked away, i have found that Bristol being only 45 minutes on the train and London just over an hour is convenient if you fancy a day out. Not having to worry about parking at the end of the day is great, as the apartment has 2 allocated spaces directly outside, with visitor parking just across the grass area if needed.'

Key Features

- Two Bedroom Apartment
- Dual Aspect Open Plan Living
- Modern Bathroom Suite
- Elevated View
- Private Owned Parking
- No Onward Sales Chain



Rooms

Hallway

4'11" x 12'10" (1.50m x 3.91m)

Open Kitchen/Living Area

17'11" x 10'10" (5.46m x 3.30m)

Bedroom One

12'2" x 8'9" (3.71m x 2.67m)

Bedroom Two

9'8" x 11'1" (2.95m x 3.38m)

Bathroom

6'5" x 4'8" (1.96m x 1.42m)

Location

The home sits in a preferred position within this modern development boasting a very pleasant and bright dual aspect outlook.

Parking

There are two legally owned private parking spaces registered to the property.

Directions

In Westbury travelling along Oldfield Road to the roundabout take the left onto B3097, continue to the next roundabout and go straight on until Roman Place is a turning on your right, follow the development around to the end and the home is on the left handside.

Agents Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
93-100	A		
81-92	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.