TOWN&COUNTRY
ESTATES



74 Primmers Place, Westbury, Wiltshire, BA13 4QZ

£1,100 PCM

LOCATION
Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including a library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION
Town and Country Lettings are delighted to offer to let this fantastic size family home situated on the ever popular Primmers Place development. The property benefits from an entrance hall, lounge, kitchen/dining room, rear hall, cloakroom, two double bedrooms and the family bathroom. Further benefits include Upvc double glazing, gas central heating, allocated parking space, front and rear gardens.

ENTRANCE HALL
You enter the property through an obscure double glazed entrance door with stairs leading to the first floor landing. There is a smoker alarm, radiator and door leading to the lounge.

LOUNGE
14'5" x 9'10"
The lounge comprises a Upvc double glazed window to the front, thermostat controls, telephone point, T.V point, radiator, doors leading to the under stairs cupboard and kitchen/dining room.

KITCHEN/DINING ROOM
13'1" x 9'2"
This large kitchen/dining room benefits from a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, stainless steel 1 ½ bowl inset sink unit, chrome monobloc tap, fan assisted Smeg oven, Smeg gas hob, Smeg extractor with light over, plumbing for washing machine, space for a fridge freezer, ceramic flooring and a radiator.

REAR HALL
There is an obscure double glazed ½ glazed door leading to the rear garden and sun terrace, ceramic flooring and door leading to the cloakroom.

CLOAKROOM
There is an obscure Upvc double glazed window to the rear, dual flush close couple W.C, pedestal wash hand basin with chrome monobloc tap, ceramic flooring, radiator and extractor fan.

FIRST FLOOR LANDING
This spacious galleried landing comprises access to the loft space, smoke alarm, doors leading to the family bathroom and two double bedrooms.









BEDROOM ONE
9'3" x 13'1"
There is a Upvc double glazed window to the rear and a radiator.

BEDROOM TWO
13'1" x 9'9"
Bedroom two benefits from two Upvc double glazed windows to the front, radiator, airing cupboard providing storage and shelving.

FAMILY BATHROOM
There is a panelled bath with chrome mixer tap and shower attachment, dual flush close couple W.C, pedestal wash hand basin with chrome monobloc tap, shaver socket, radiator and extractor fan.

EXTERIOR

FRONT GARDEN
To the front of the property is a path leading to the front door with gravel laid either side.

REAR GARDEN
The rear garden is non over-looked to the rear and benefits from a gate leading to the side, patio, lawn area and an attractive mature tree.

ADDITIONAL INFORMATION
Council Tax Band- C

















1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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