

TOWN&COUNTRY
ESTATES



80 Kingfisher Drive, Westbury, , BA13 3XN

£1,200 Per Month

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north. Through Trowbridge are main road links to the M4 Junction 17, offering access to the cities of Bath and Bristol and to the thriving commercial centre of Swindon. The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

We are excited to offer to-let this two bedroom semi-detached home situated in a convenient location in the market town of Westbury.

You will enter the property into the entrance hall. In the entrance hall there is an opening to a stylish fitted kitchen with a built in electric oven and gas hob and a door to the lounge/diner. In the lounge/diner there are stairs to the first floor and UPVC French doors leading to the enclosed rear garden.

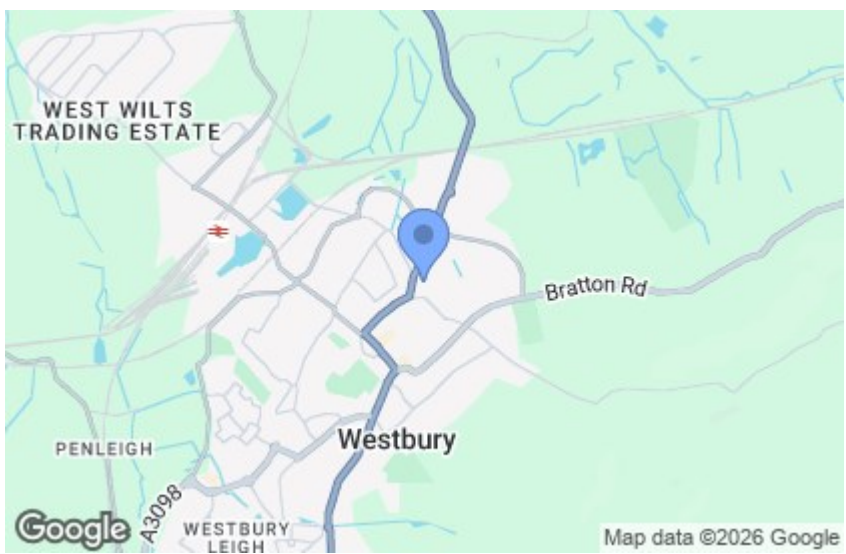
On the first floor you will find two good size bedrooms and a very well presented bathroom.

Externally the property has an enclosed rear garden which is mainly laid to lawn with a patio seating area. To the front of the property there is off street parking for two cars.

ADDITIONAL INFORMATION

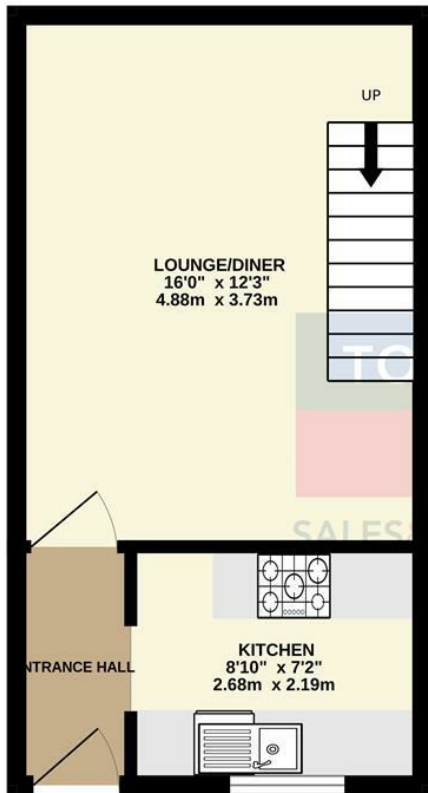
Property available 8th August (at the latest)
Council tax band B
EPC D
Deposit - £1,384.61



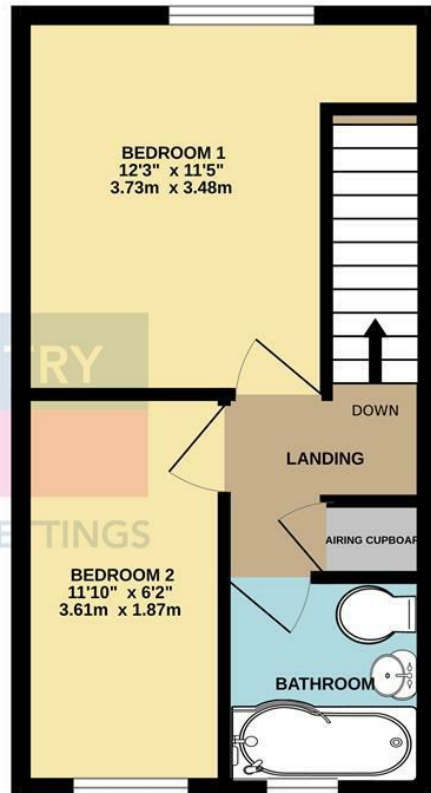




GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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