



Wrights
01225 755553

Primmers Place, Westbury, Wiltshire, BA13 4QZ

£250,000

Situation

The property is situated within easy walking distance of Westbury railway station, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset.

The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country.

There is also a varied selection of coffee shops, restaurants and public houses.



Well presented modern townhouse

Cul-de-sac location

Situated within easy reach of Westbury railway station with direct links to London Paddington

Open plan fitted kitchen leading through to the lounge/dining room

Impressive principal bedroom with en-suite shower room

Two further double bedrooms

Modern family bathroom

Gas central heating and PVCu double glazing

Allocated parking for two vehicles

No onward chain



This well presented modern three bedroom townhouse is situated in a cul-de-sac, conveniently positioned within easy reach of Westbury railway station offering direct rail services to London Paddington.

Arranged over three floors, the spacious accommodation comprises an entrance hall, cloakroom and an open plan fitted kitchen leading through to the lounge/dining room, creating an excellent space for modern living and entertaining. French doors open onto the rear garden. The first floor offers two bedrooms and a family bathroom, while the impressive principal bedroom occupies the second floor and benefits from an en-suite shower room.

Externally, the property enjoys an enclosed rear garden and two allocated parking spaces. The property is offered for sale with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With wood effect laminate flooring, radiator and stairs to the first floor.

Cloakroom 6' 1" x 6' 7" (1.85m x 2.01m) max

With wood effect laminate flooring, storage cupboard under the stairs, white suite comprising bath loose coupled W.C and pedestal hand basin , radiator and extractor fan.

Kitchen 8' 2" x 12' 6" (2.49m x 3.82m)

With wood effect laminate flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, space for fridge/ freezer, dish and washing machine, one and a half bowl sink and drainer unit, breakfast bar, radiator and PVCu double glazed window to the front.

Lounge 14' 10" x 12' 11" (4.51m x 3.94m) max

With wood laminate flooring, two radiators, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With radiator, PVCu double glazed window to the front and stairs to the second floor.

Bedroom 2 8' 1" x 13' 1" (2.47m x 4.00m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 8' 0" x 10' 5" (2.45m x 3.17m)

With radiator and PVCu double glazed window to the front.

Bathroom 6' 5" x 9' 10" (1.95m x 3.00m) max

With white suite comprising bath with mains shower over, close coupled W.C and hand basin with vanity unit under, heated towel rail, airing cupboard housing hot water cylinder, extractor fan and obscured PVCu double glazed window to the rear.

Second Floor**Bedroom 1 11' 4" x 17' 2" (3.45m x 5.24m) max**

With radiator, loft access, PVCu double glazed dormer window to the front and two Velux windows to the rear.

En-suite 7' 2" x 5' 4" (2.18m x 1.63m) max

With white suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit under, heated towel rail, shaver socket and Velux window to the rear.

Externally**To the front**

The property is approached via a paved pathway leading to the covered entrance door, with an open plan front garden laid predominantly to gravel.

To the rear

The enclosed rear garden has been designed for ease of maintenance and comprises a decked seating area, gravelled garden and timber shed. A rear access gate provides convenient access to the parking area, while fencing to the boundaries offers a good degree of privacy.

Tenure

The property is sold as freehold.

Parking

The property is sold with allocated parking for two vehicles to the rear.

Council tax

The property is currently in council tax band C.

EPC rating

The EPC rating is C (79), with a potential for B (90).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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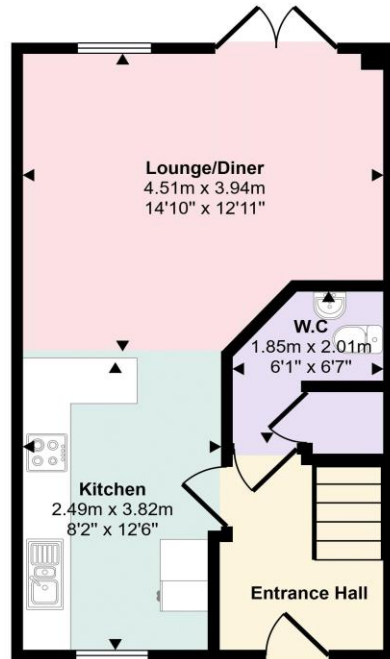


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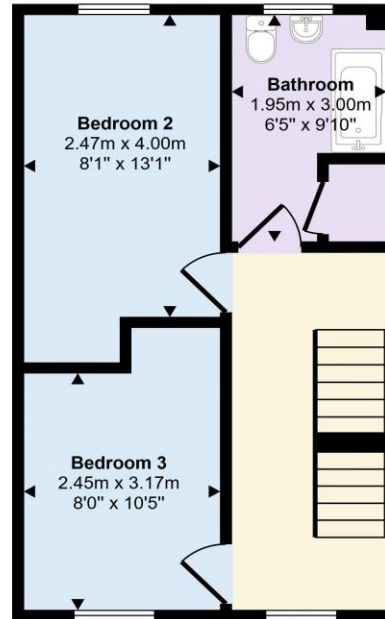
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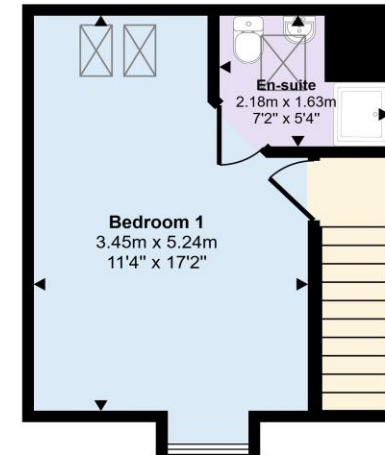
Approx Gross Internal Area
96 sq m / 1029 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 36 sq m / 388 sq ft



Second Floor
Approx 24 sq m / 257 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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