

Wrights
01225 755553

Suffolk Road, Westbury, Wiltshire, BA13 3FD

Offers in excess of

£300,000

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.



Beautifully presented four bedroom townhouse

Attractive position

Opposite an open green

Easy reach of Westbury railway station

Direct rail services to London Paddington

Spacious lounge/diner

Modern fitted kitchen

Three double bedrooms plus bedroom four/study

En-suite shower room and family bathroom

Low maintenance enclosed rear garden

Garage and off road parking for three vehicles



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This beautifully presented four bedroom townhouse enjoys an attractive position opposite an open green, conveniently situated within easy reach of Westbury railway station offering direct rail services to London Paddington.

The spacious accommodation is arranged over three floors and comprises a generous lounge/diner, modern kitchen, cloakroom, three double bedrooms, a versatile fourth bedroom/study, a family bathroom and an en-suite shower room.

Outside, the property benefits from an enclosed rear garden, garage and off road parking for three vehicles.

The property comprises

Ground Floor

Entrance Hall
With composite front door, wood effect laminate flooring, radiator and stairs to the first floor.

Cloakroom
With wood effect laminate flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Kitchen
8' 1" x 8' 10" (2.46m x 2.68m)
With a range of eye level and base units, wood effect laminate worktops with upstands, integrated electric oven and gas hob with extractor hood over, one and a half bowl ceramic sink and drainer unit, space for fridge/freezer and washing machine and PVCu double glazed window to the front.

Lounge/Diner
15' 5" x 16' 1" (4.71m x 4.91m) max
With wood effect laminate flooring, radiator, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing
With airing cupboard housing gas boiler.

Bedroom 2
15' 6" x 8' 10" (4.73m x 2.68m)
With radiator and two PVCu double glazed windows to the rear.

Bedroom 3
15' 3" x 8' 9" (4.64m x 2.67m) max
With radiator and two PVCu double glazed windows to the front.

Bathroom
With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.

Second floor

Bedroom 1
11' 8" x 12' 11" (3.55m x 3.94m)
With radiator, built in storage cupboard and PVCu double glazed dormer window to the front.

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

Externally

To the front
The property is approached via a paved pathway leading to the front entrance, with low maintenance slate chipped gardens to either side.

Rear Garden
The enclosed rear garden has been designed for ease of maintenance, featuring an artificial lawn with a paved patio area providing space for outdoor seating and entertaining. The garden is fully enclosed by timber fencing with gated rear access and benefits from rear access into the garage.

Garage
8' 7" x 16' 6" (2.62m x 5.04m)
Single garage with power, light, eaves storage, up and over door to the front and door to the rear garden.

Parking
The property is sold with off road parking for three vehicles to the rear.

Tenure
The property is sold as freehold.

Council tax
The property is currently in council tax band D.

Energy Performance
The EPC rating is C (76), with a potential for B (86).

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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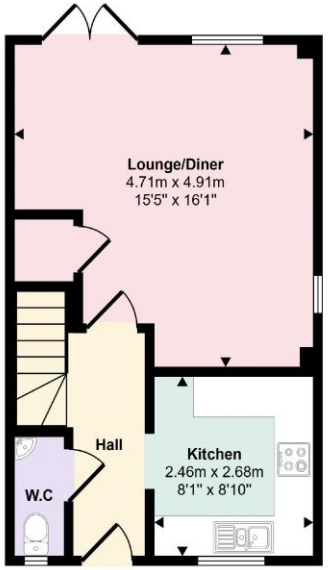
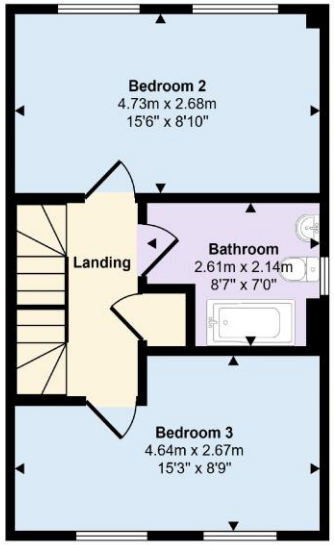
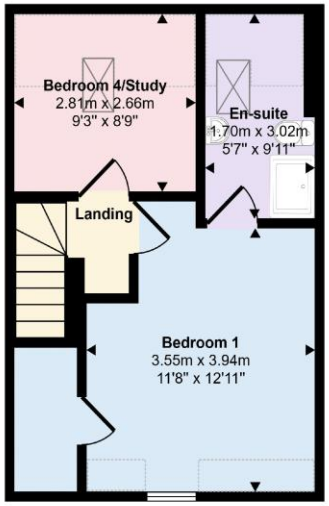
Approx Gross Internal Area
119 sq m / 1285 sq ft



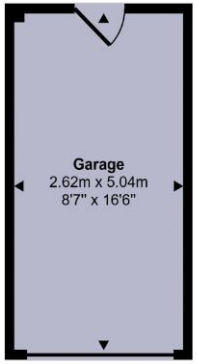
Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 36 sq m / 392 sq ft



Second Floor
Approx 33 sq m / 358 sq ft



Garage
Approx 13 sq m / 142 sq ft

Denotes head height below 1.5m

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.


Suffolk Road
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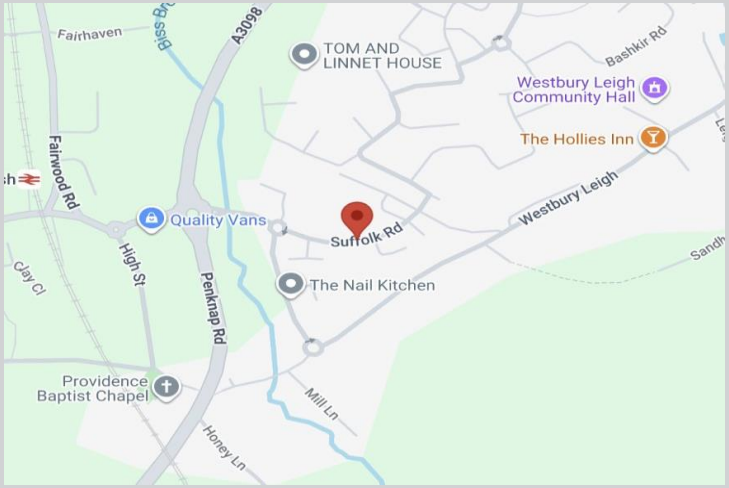
Fairhaven
A3098
TOM AND
LINNET HOUSE
Bashkir Rd
Westbury Leigh
Community Hall
The Hollies Inn
Fairwood Rd
Quality Vans
Suffolk Rd
Westbury Leigh
High St
Penknap Rd
The Nail Kitchen
Providence
Baptist Chapel
Mill Ln
Honey Ln


A361
Hawkeridge
Westbury Rd
Edington
WEST WILTS
TRADING ESTATE
Bratton
Rudge
Bratton White Horse
&Bratton camp
Westbury
Frome Market
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Wrights

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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.