



TOWN&COUNTRY
ESTATES

High Street, Westbury, BA13 3BW

Offers In Excess Of £140,000

LOCATION

This town centre maisonette which is walking distance to local shops, school and train station is in an elevated position over Westbury High Street. The town of Westbury has main road links to the towns of Warminster, Frome, the city of Salisbury and to the county town of Trowbridge.

Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath, 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

A large two bedroom maisonette situated in a convenient location in the heart of Westbury. On the ground floor there is an entrance porch, entrance hall, lounge/diner and kitchen. On the first floor there are two double bedrooms and a fitted bathroom. Externally there is a good amount of outside space including a very private enclosed garden.

PORCH

To the front of the property is a useful covered porch with door leading to the property.

ENTRANCE HALL

You enter the property into the entrance hall. The entrance hall has a door to the kitchen, door to the lounge/diner, cupboard and stairs to the first floor with storage under.

KITCHEN

The fitted kitchen has a UPVC double glazed window to the front, a matching range of wall, base and drawer units with laminate work surfaces, inset sink, spaces for cooker, washing machine, dishwasher, tumble dryer and fridge freezer. There is also a storage cupboard/pantry.

LOUNGE/DINER

17'3" x 11'3"

The spacious lounge/diner has two UPVC double glazed windows to the front and a thermostatically controlled electric radiator.

FIRST FLOOR LANDING

The first floor landing has doors to both double bedrooms and the bathroom.

BEDROOM ONE

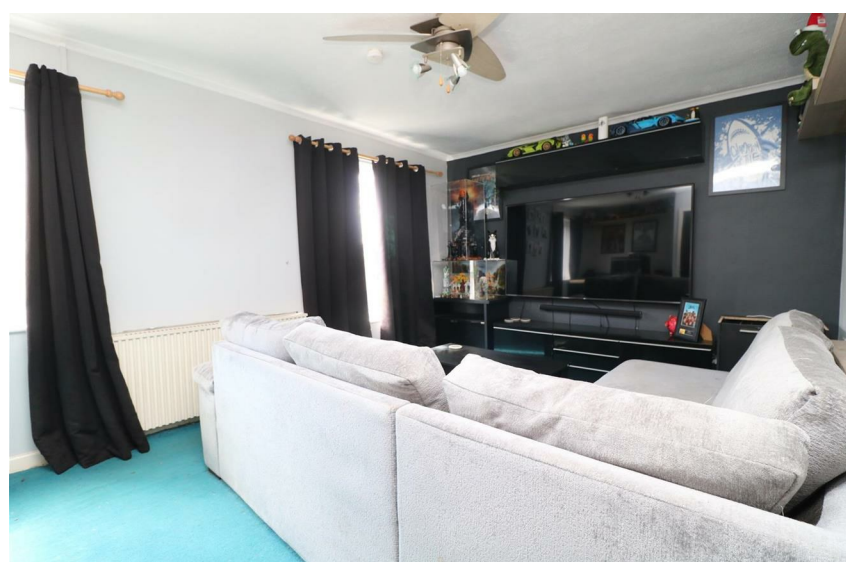
15'3" x 9'1"

Bedroom one has two UPVC double glazed windows to the front, thermostatically controlled electric radiator and built in wardrobes.

BEDROOM TWO

10'7" x 11'3"

Bedroom two is also a double room and has a UPVC double glazed window.



BATHROOM

The modern fitted bathroom has a UPVC double glazed window, a cistern W.C, wash hand basin inset onto a vanity unit, bath with glass screen, shower over and an inset bathroom TV into the tiles.

EXTERIOR

FRONT GARDEN

To the front of the property there is an open hard standing area with a gate that leads to a private and enclosed hard standing garden.

ADDITIONAL INFORMATION

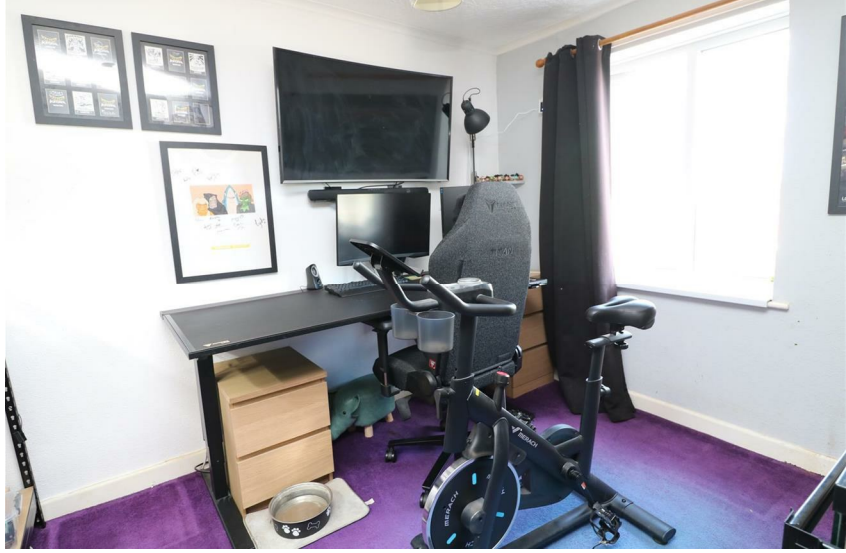
Council tax band A

Lease - 110 years remaining

Ground rent - £50 p.a

No service charge

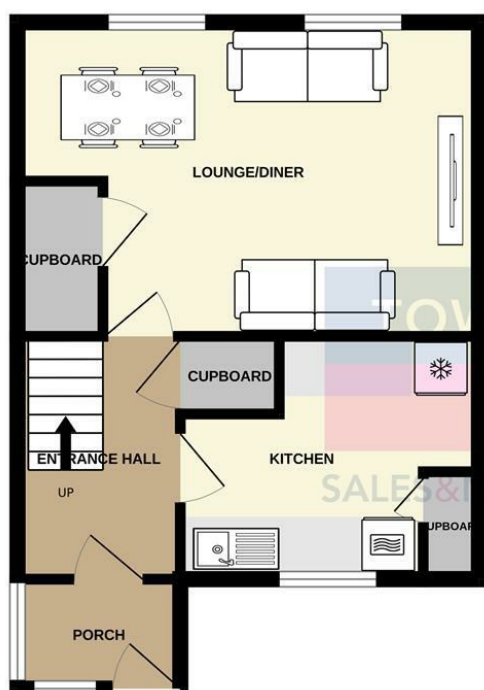
Buildings Insurance - £400 p.a



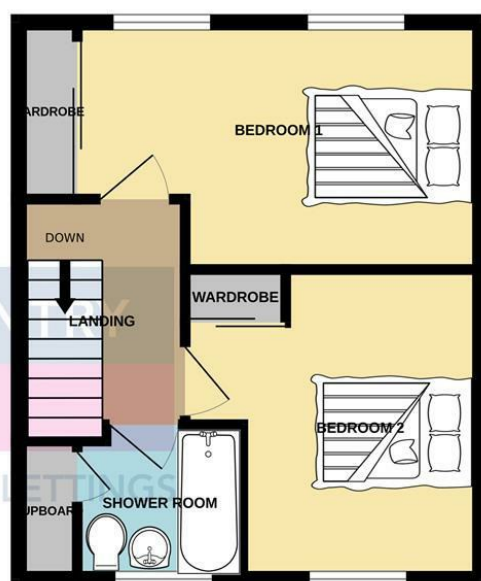




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



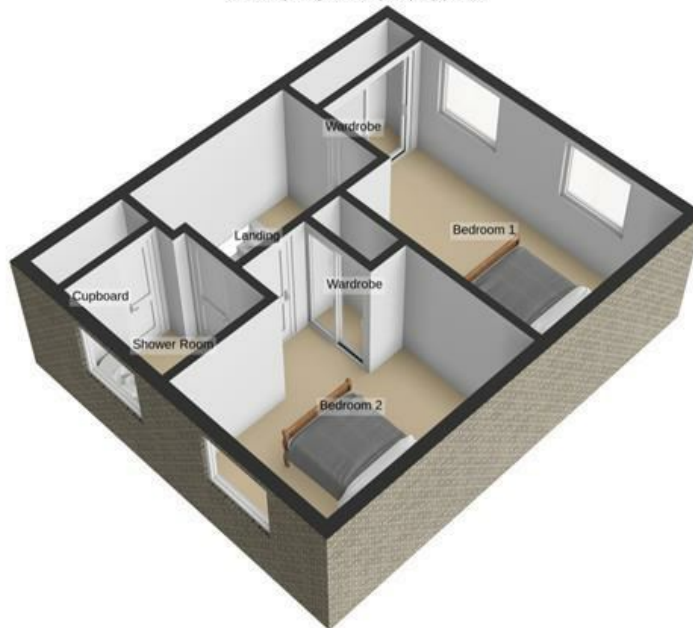
TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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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Total Floor Area : 705 sq.ft. (65.5 sq.m.) approx.

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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