



Brabant Way, Westbury

£140,000



Key Features

- End of Chain
- Allocated parking space
- Communal Garden
- EPC rating B
- Leasehold



This well-presented first-floor apartment in the sought-after Leigh Park area of Westbury offers an excellent opportunity for first-time buyers and investors alike. Boasting an EPC rating of B and Council Tax Band B, the property is in great condition and ready for immediate occupation.

The heart of the home is a bright and spacious open-plan lounge and kitchen, enhanced by large windows that flood the space with natural light, creating a warm and inviting atmosphere.

The kitchen is thoughtfully designed with built-in cupboards, while additional hallway storage adds further practicality.

The accommodation comprises a generous double bedroom, a second single bedroom ideal for a home office or guest room, and a well-appointed bathroom featuring a bath, wash basin, and WC.

The property also benefits from an allocated parking space and residents can enjoy access to a shared garden located to the rear of the building.

Ideally situated, the property is within easy reach of Westbury town centre, which offers a range of supermarkets, cafes, shops, and everyday amenities, along with nearby parks for outdoor leisure.

The location is particularly convenient for commuters, with excellent transport links. Dilton Marsh Railway Halt is just 600m away, offering regular services towards Bath, Bristol, Salisbury, and the south coast, whilst Westbury Railway Station also provides direct services to both London Paddington (1 hour 20 minutes) and the south west. Local bus routes also serve neighbouring towns including Trowbridge and Warminster.

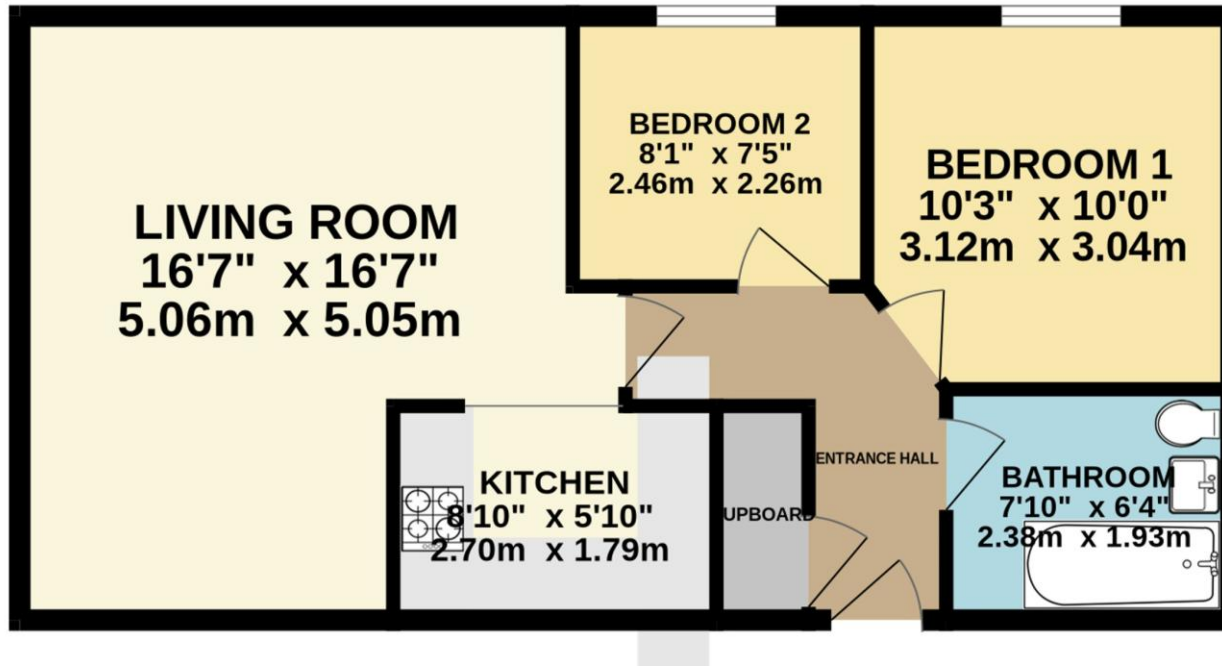
The property is well-positioned for families, being only 600m from Westbury Leigh Primary School and just over 1km from Matravers Secondary School. A nearby local shopping and community centre includes a Tesco Express, cafes, and takeaways for added convenience.

Combining convenience and connectivity, this property represents a fantastic home or investment opportunity in a well-connected Wiltshire town.





GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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