

TOWN & COUNTRY
ESTATES



Fore Street, Westbury, BA13 3AX

Guide Price £190,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including a library, sports centre, Schools, Churches, doctors and dentist surgeries, post office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION

We are delighted to offer for sale this very well maintained and much improved two bedroom cottage presented in fantastic condition throughout. On the ground floor there is a living room with wood burning stove and a good size kitchen/diner which has been refitted in 2025. On the first floor you will find two double bedrooms and a shower room. Externally the property benefits from an enclosed rear garden.

The property is within walking distance to all of the towns amenities, 20 minute walk to the train station, 8 minute to Bitham Brook Primary School and 1 minute walk to Bebe Tots Nursery school.

LIVING ROOM

14'1" x 10'5"

The property is entered via a solid wood front door into the living room. In the living room there is a UPVC double glazed window, radiator, brick built fire place with wood burning stove, door to stairs and door to kitchen/diner.

KITCHEN/DINER

16'0" x 14'5"

This extended and recently refitted kitchen/diner has a UPVC double glazed window to the rear, skylight, a matching range of wall base and draw units with solid wood work surfaces, an inset electric hob with new extractor over, a new built in electric oven, space for washing machine, space for fridge freezer, storage cupboard and door to rear garden.

FIRST FLOOR LANDING

From the first floor landing there is a UPVC double glazed window, access to both bedrooms, shower room and loft space.

BEDROOM ONE

13'1" x 6'6"

The first of this properties double bedrooms has a UPVC double glazed window and a radiator.

BEDROOM TWO

10'5" x 7'6"

The second double bedroom has a UPVC double glazed window, a radiator and storage cupboard.



SHOWER ROOM

The well presented shower room has a UPVC double glazed window, chrome heated towel rail, close coupled W.C and an enclosed mains fed shower.

EXTERIOR

REAR GARDEN

To the rear of the property there is a good size rear garden enclosed by wood panel fencing with outside tap and storage shed.

ADDITIONAL INFORMATION

Council tax band A currently costing £142 per month. The current owners have made various improvements to the property:

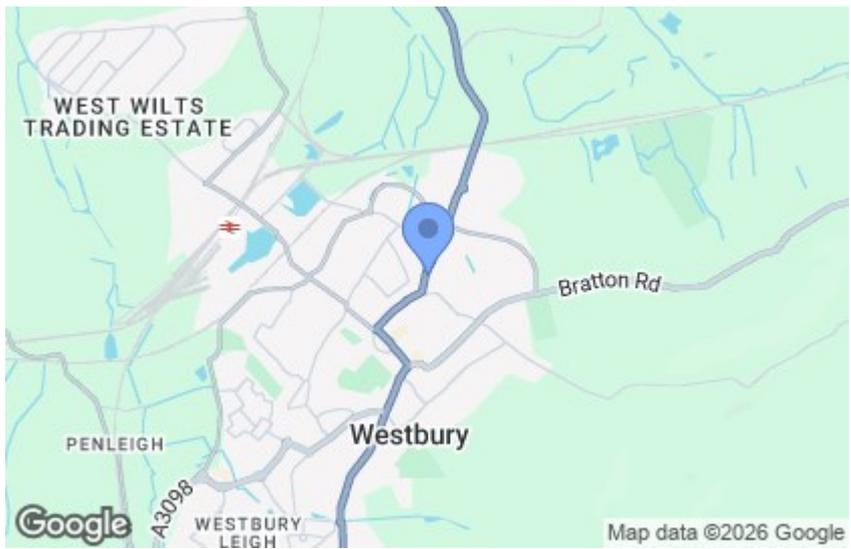
Gas combination boiler installed in 2022 with a 10 year guarantee.

New UPVC double glazing installed in 2024 with a 10 year guarantee (not kitchen).

Electrical Installation Condition Report carried out October 2024.

Back section of the roof re-felted in March 2025.

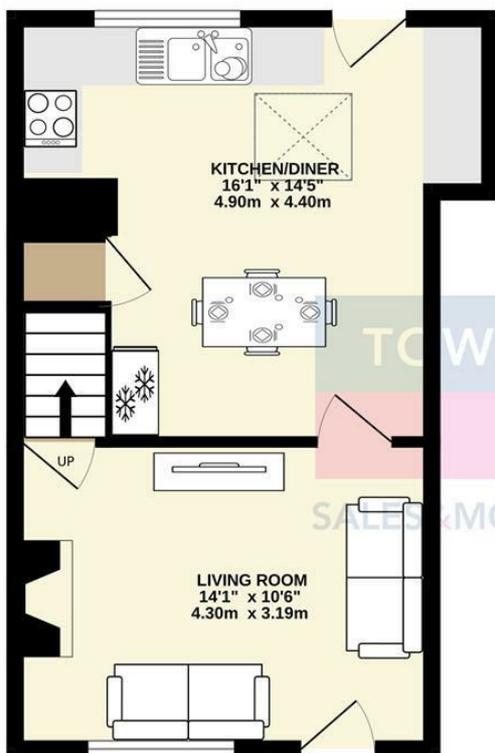
New kitchen fitted in August 2025 with new oven, hob and extractor.



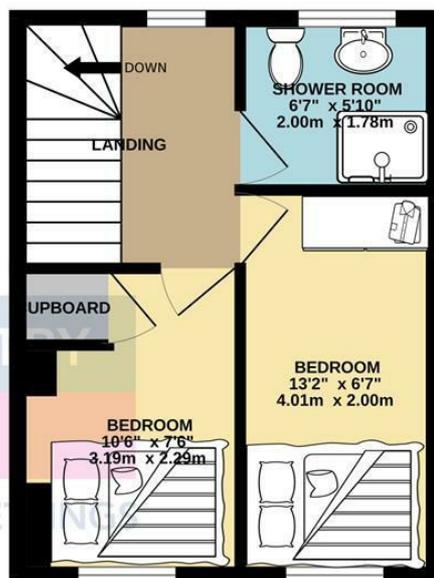




GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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