

27 WESTLAND CLOSE, AMESBURY SP4 7QS

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BAXTERS
PROPERTY & LAND AGENTS









27 WESTLAND CLOSE, AMESBURY SP4 7QS

PRICE GUIDE: £325,000

Located on the western outskirts of Amesbury off the popular Raleigh Crescent is Westland Close; no 27 is a mid terrace family home located at the head of the cul-de-sac with a good size garden, garage, and private drive.

The property is offered for sale in excellent order having just been recarpeted and completely redecorated throughout. With a little under 1000 sqft of living space, the accommodation comprises of a reception hall, cloakroom, good size kitchen, spacious living room with patio doors leading out to the garden, generous landing, three double bedrooms and a family bathroom. Central heating is provided via a mains gas fired boiler to radiators and the windows are double glazed.

To the front of the property is a private drive with parking and access to the integral garage providing an addition 142 sqft.

To the side is a covered private passage leading through to the rear garden; this area provides an excellent area for the dry storage of bikes, garden furniture etc. The rear garden is a good size, fully enclosed and laid mainly to lawn with a patio area accessible from the living room.

27 Westland close is offered for sale with no onward chain and immediate vacant possession. Investment buyers should note that the property has been let continually for a period of twenty (20) years with a gross yield of about 5%.



LOCATION: Amesbury has a variety of shops including an Aldi, butcher, baker, cafes, leisure centre andmedical facilities. Both Lidl and Tesco are situated on the outskirts of the city. The historic cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities including the theatre, arts centre and a twice weekly market. Schools include two excellent independent grammar schools as well as a variety of state and private, primary and secondary schools. There is a regular bus service from Amesbury to Salisbury and Swindon and there are train services from Grateley, Salisbury and Andover to London (Waterloo) and Exeter and from Pewsey to London (Paddington). Amesbury lies approximately 10 miles to the north of the cathedral city of Salisbury, just to the south of the A303 and easily accessible for Basingtoke, Reading and London via the M3, as well as being on the main route to Devon and Cornwall.



DIRECTIONS: From the cathedral city of Salisbury proceed in a northerly direction along the A345 following the signs towards Amesbury. From the centre of Amesbury proceed into the High Street, at the traffic lights proceed straight across into London Road, at the roundabout at the top take the third exit onto Porton Road. At the next mini roundabout take the first exit left into Raleigh Crescent and left again into Westland Close, the property can be found directly in fron, clearly identified by the BAXTERS For Sale board.





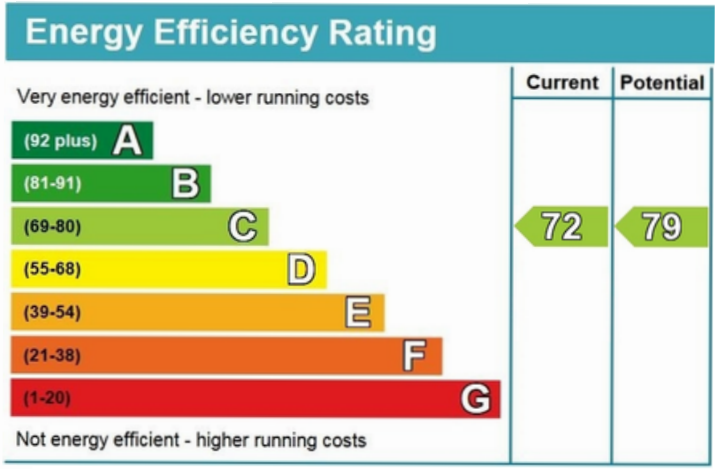


27 Westland Close Boscombe Down
Amesbury Salisbury SP4 7QS

Approximate Gross Internal Area = 952 sq ft - 88 sq m
Garage Area = 142 sq ft - 13 sq m
Total Area = 1094 sq ft - 101 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,594.31 for year 2026/2027. All Main Services Connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10851.