



**Wrights**  
01225 755553

Castle View, Westbury, Wiltshire, BA13 3HR

£245,000

This spacious and well-presented two bedroom semi-detached bungalow occupies a generous corner plot and enjoys elevated views across Westbury and beyond. The accommodation comprises a bright and spacious lounge, a modern fitted kitchen, two double bedrooms, and a fitted wet room. Externally, the property benefits from driveway parking for several vehicles leading to a garage, as well as a generous and private rear garden.

### Situation

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 a range of primary and secondary schools, churches, doctors, dentist surgeries, supermarkets and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.



**Spacious two bedroom semi-detached bungalow**

**Situated on a large corner plot**

**Elevated position offering far reaching views**

**Gas central heating**

**PVCu double glazing**  
**Two double bedrooms**  
**Wet Room**  
**Garage**  
**Driveway parking for several vehicles**  
**Private rear garden**



## The property comprises

### Entrance Porch

With PVCu front door, side door into the garage and door opening onto the rear garden.

### Hall

With built in storage cupboard and loft hatch.

### Lounge/Diner *10' 8" x 15' 11" (3.24m x 4.86m)*

With radiator, wall mounted electric fire and large PVCu double glazed window to the front.

### Kitchen *6' 8" x 9' 0" (2.02m x 2.74m)*

With tiled flooring, a range of eye level and base units, worktops with up stands, integrated electric oven and ceramic hob with extractor hood over, one and a half bowl ceramic sink/drainage unit, integrated fridge/freezer, space for integrated dishwasher, inset ceiling spotlights and PVCu double glazed window to the front.

### Bedroom 1 *9' 0" x 11' 9" (2.74m x 3.57m)*

With radiator and PVCu double glazed window to the rear.

### Bedroom 2 *8' 1" x 11' 7" (2.47m x 3.54m)*

With radiator, PVCu door to the garden and PVCu double glazed window to the rear.

### Wet Room

With tiled flooring with under floor heating, fully tiled walls, close coupled W.C, hand basin, mains rainfall shower, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the side.

## Externally

### To the front

The property is approached by a driveway providing off-road parking for several vehicles and leading to a single garage. The front garden is laid mainly to lawn with a well-stocked planted border and a variety of mature shrubs and flowers.

### Garage *8' 8" x 17' 7" (2.64m x 5.35m)*

With up and over door to the front, power, light and side door to the rear garden.

### To the rear

The property boasts a good sized rear garden with far reaching views to the front. The garden is laid mainly to lawn with planted borders and a variety of shrubs. A paved patio adjoins the house, with steps leading up to the lawned area. The garden also benefits from useful storage shed, and is fully enclosed by fencing, offering a good degree of privacy.

## Tenure

The property is sold as Freehold.

## Council tax

The property is in council tax band B.

## 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 - 1000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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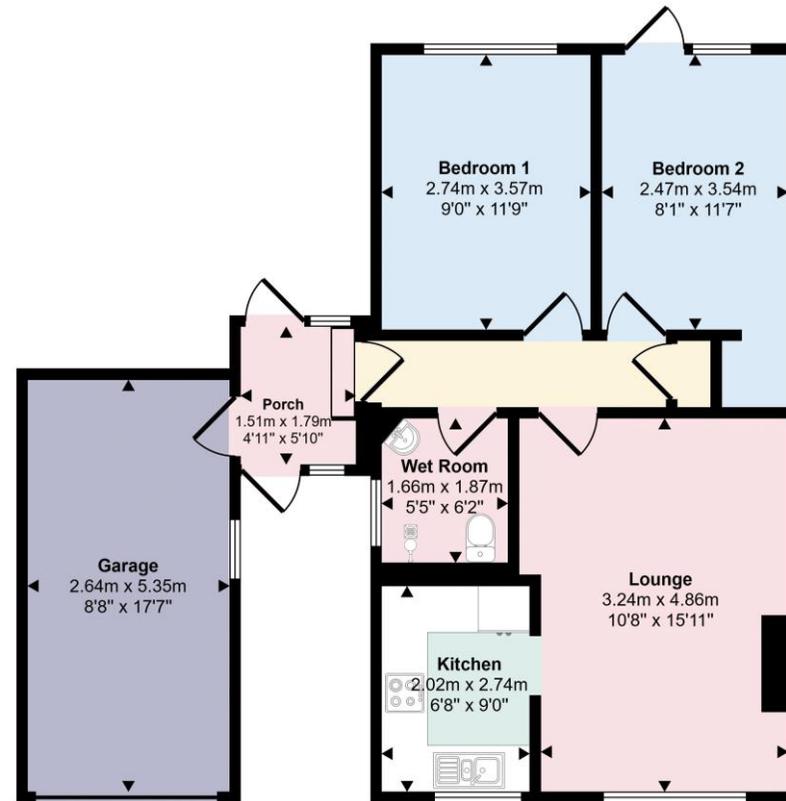


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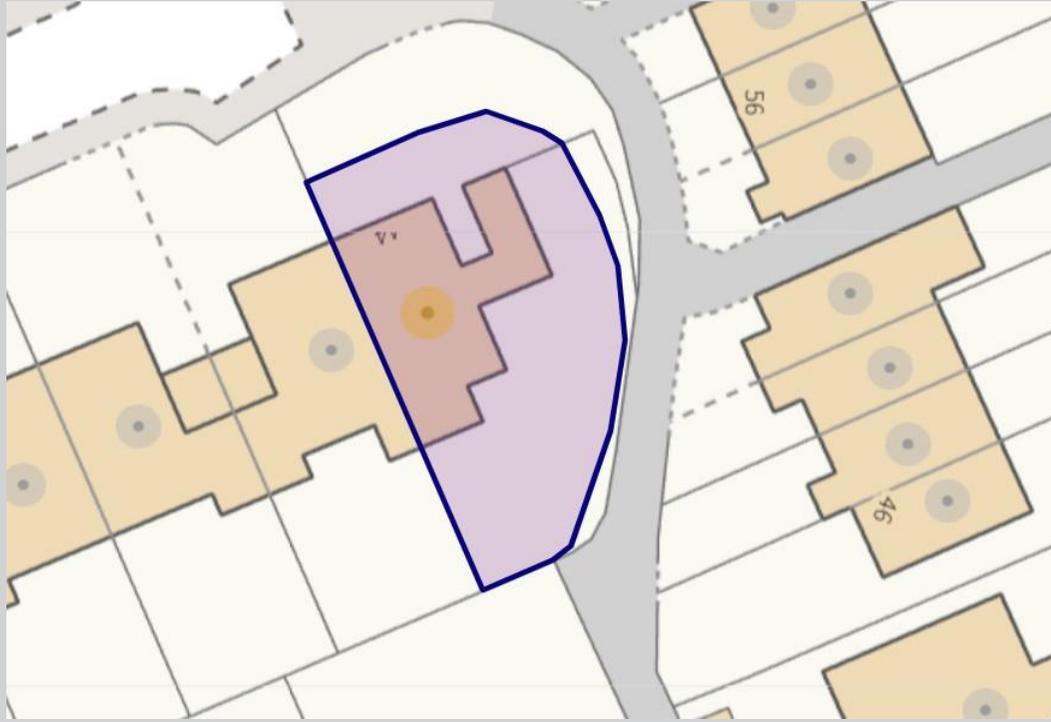
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Approx Gross Internal Area  
69 sq m / 744 sq ft



Floorplan

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.



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