



Turntable Place, Westbury

Offers Over £300,000

Council tax band C Tax Rates £2,286.00



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing on this well-presented three-bedroom family home. Situated in a quiet cul-de-sac within walking distance of Westbury railway station, the property offers excellent access to a range of scenic countryside and lakeside walks right from the doorstep. Upon entering, you are welcomed into a practical hallway with space for coats and boots, along with a convenient downstairs WC. To the left is the inviting living room, offering a comfortable setting for relaxation. Continuing through the hallway to the right, you will find the bright and airy kitchen diner, designed as a modern and sociable family space ideal for both everyday living and entertaining. The kitchen is well appointed with a four-ring induction hob, double oven, microwave, dishwasher, and washing machine, alongside a designated fridge freezer space. A stainless-steel sink with integrated mixer tap and separate drinking water tap is set within the worktop, complemented by a water softener. Two sets of French doors allow natural light to flood the room while providing direct access to the rear garden.

Upstairs, a spacious landing with built-in storage leads to all bedrooms. The main bedroom benefits from fitted wardrobes and a private en-suite shower room, while the second double bedroom includes hard-wired Cat 8 Ethernet connectivity. The third bedroom offers flexibility as a single room or home office. The family bathroom is located off the landing and features a well-proportioned, contemporary fitted suite. Externally, the enclosed rear garden has been designed for low maintenance, featuring pet-friendly artificial lawn and a stylish composite decked area, which comes with a warranty. At the rear, the garden provides access to a garage with power, lighting, and a boarded loft space. To the front, block paving has been added to create additional private parking. To view the virtual reality tour please follow this link: [Click Here](#)

What Our Vendor Loves

Our vendors say they were drawn to this home for its light and airy feel, as well as the low-maintenance lifestyle it offers. They have enjoyed living here thanks to the great local surroundings, including the play park opposite the house, nearby lakes and ponds, and Vivash Park close by. They have also appreciated being within easy reach of the station while still enjoying a peaceful setting away from train noise. The friendly neighbours and welcoming community have made it an especially pleasant place to live.



Rooms

Entrance Hallway

6'3" x 6'10" (1.91m x 2.08m)

Living Room

10'7" x 17'8" (3.22m x 5.39m)

WC

3'1" x 4'10" (0.94m x 1.47m)

Kitchen

9'5" x 17'9" (2.87m x 5.41m)

Landing

8'7" x 4'5" (2.62m x 1.35m)

Bathroom

5'7" x 6'7" (1.70m x 2.01m)

Bedroom One

12'5" x 10'2" (3.79m x 3.10m)

Bedroom Two

9'10" x 10'11" (3.00m x 3.33m)

Bedroom Three

8'10" x 7'5" (2.69m x 2.26m)

En-Suite

5'11" x 3'11" (1.80m x 1.19m)

Garage

9'1" x 16'6" (2.77m x 5.03m)

Directions

From our office in Harris Close, Frome. Take the left turn onto the A362 then after 500 meters take a left onto Styles Hill (A3098). Continue on the A3098 through Chapmanslade & Hisomley onto Penknapp Road. At the roundabout take the second exit onto Mane Way (A3098) onto Manw Way leading onto Oldfield Road. At the roundabout take the first exit onto Station Road then the third right onto Slag lane and then the second left onto Turnatable Place.

Agent Notes

We are informed by the current vendors that there is a service charge of roughly £170 per annum for the maintenance of the communal areas surrounding the property. Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





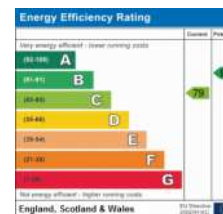
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.