



# SANDOES



## 47 Boulton Close, Westbury, Wiltshire, BA13 3GB

£1,375 Per calendar month

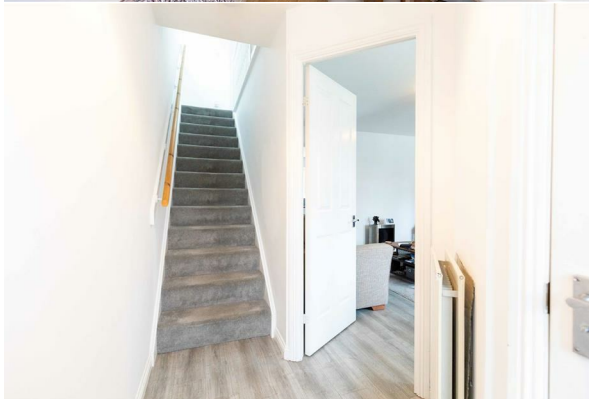
- Two Double Bedrooms
- Utility-Garage Conversion
- Enclosed Rear Garden
- One Single Bedroom
- Driveway Parking
- Close to Local Amenities
- Spacious Kitchen-Diner
- Gas Central Heating
- Nearby Park

Smallbrook House Edward Street, Westbury, Wiltshire, BA13 3BQ  
01373 821150

[louise@sandoes.co.uk](mailto:louise@sandoes.co.uk)  
[www.sandoes.co.uk](http://www.sandoes.co.uk)

## Directions

From Warminster (via the A350): Continue along the A350 and, after passing Chalford Gardens, take the first exit at the roundabout onto Laverton Road. Go straight ahead at the next roundabout, then take the second exit onto Camargue Road. Boulton Close is the second turning on the right. From Westbury town centre or Trowbridge (via the A350): Follow the A350 and take the first right after Aldi onto Leigh Road. At the next roundabout, take the second exit onto Gooselands. At the following roundabout, take the first exit onto Leigh Park Way, then take the first exit at the next roundabout onto Camargue Road. Boulton Close is the first turning on the left.



## Viewings

Viewings by arrangement only. Call 01373 821150 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>86</b> |
| (69-80) <b>C</b>                                   |  | <b>69</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |