



37 Bramble Drive
Westbury
Wiltshire
BA13 3UY

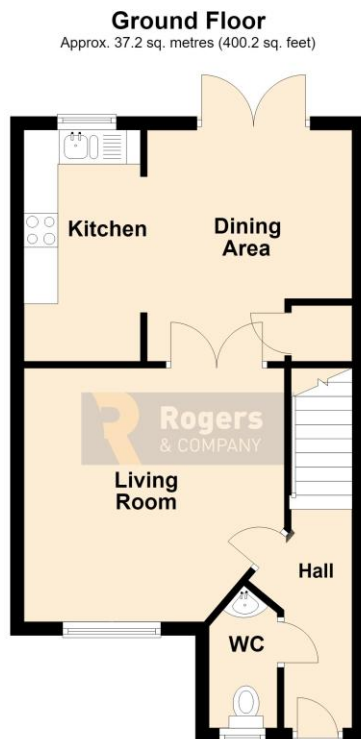
Guide Price £270,000

Offered to the market with no onward chain, this well presented three bedroom semi-detached family home is ideally situated within a popular residential cul-de-sac, conveniently located for Westbury Railway Station, local amenities and schools.

The accommodation is arranged over two floors and comprises of an entrance hall, downstairs cloakroom, a living room and a separate dining area which flows through to the kitchen.

Upstairs the property offers three bedrooms two doubles and a single and a family bathroom. Externally the property benefits from a generous enclosed rear garden measuring approximately 36ft.

To the front there is a garage and driveway parking. Further benefits include gas central heating, and uPVC double glazed windows and doors.



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 771 Sqft Well Presented Three Bedroom Semi-Detached Family Home
- Entrance Hall And Downstairs Cloakroom
- Living Room And Separate Dining Area Opening To The Kitchen
- Three Bedrooms And Family Bathroom
- Approximately 36ft Enclosed Rear Garden
- Garage And Driveway Parking
- Gas Central Heating and uPVC Double Glazing Throughout
- Popular Residential Cul-de-Sac Location
- Easy Access To Local Schools, Amenities, And Westbury Railway Station
- Offered To The Market With No Onward Chain

- Hall – 17' 5" (5.30m) x 3' 3" (1.00m)
- Living Room – 12' 7" (3.84m) x 12' 3" (3.73m)
- Kitchen – 11' 2" (3.40m) x 4' 9" (1.45m)
- Dining Area – 11' 2" (3.40m) x 9' 9" (2.97m)
- WC – 5' 7" (1.69m) x 3' 4" (1.00m)
- Bedroom 1 – 11' 11" (3.63m) x 9' 2" (2.80m)
- Bedroom 2 – 12' 0" (3.66m) x 8' 11" (2.72m)
- Bedroom 3 – 7' 11" (2.41m) x 5' 7" (1.70m)
- Bathroom – 6' 4" (1.94m) x 6' 3" (1.91m)
- Landing – 8' 11" (2.73m) x 6' 4" (1.94m)



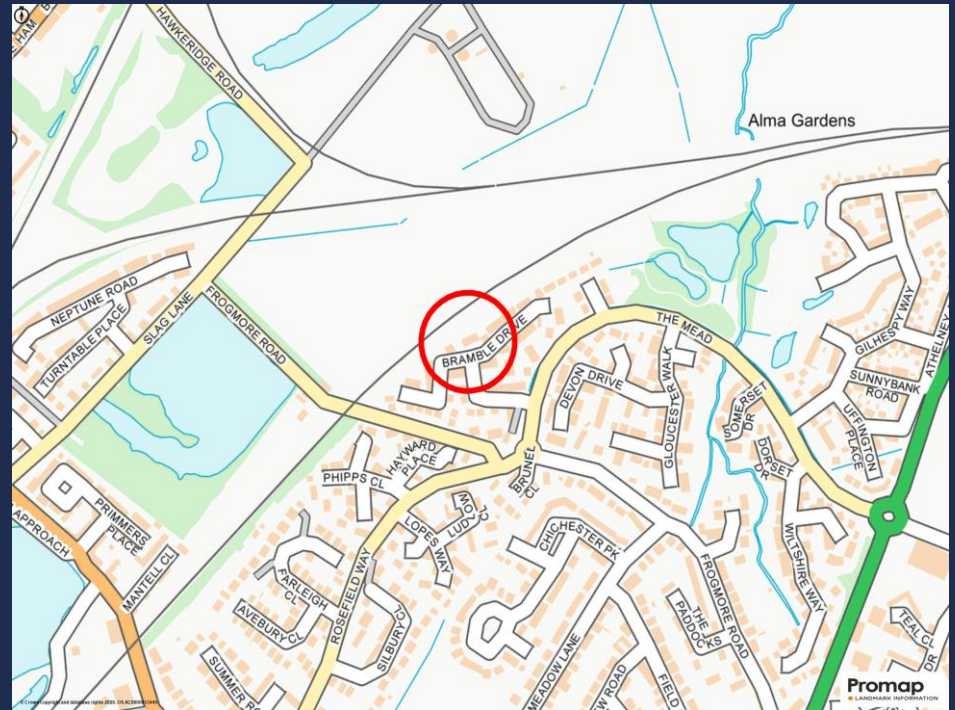
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected

The council tax is a band C and is charged at £ £2,286.03 for 2026/27



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

24 Bath Street, Frome, Somerset, BA11 1DJ
T 01373 454 335
E info@rogersandcompany.co.uk
rogersandcompany.co.uk

