



**Penny Farthing Row, Westbury BA13 3TP**

**welcome to**

## **Penny Farthing Row, Westbury**

Being offered with NO ONWARD CHAIN is this lovely one-bedroom semi-detached home tucked away in a quiet Westbury cul-de-sac, featuring bright open living, a private rear garden, and parking for two vehicles—ideal for first-time buyers, investors, or those looking to downsize.

### **Ground Floor**

#### **Entrance Porch**

Welcoming front porch providing a spacious entrance with a dedicated area for coats and shoes, leading through the front door into the home.

#### **Lounge**

12' 10" x 11' 10" ( 3.91m x 3.61m )

A well-proportioned lounge/diner offering a bright and comfortable living space, with stairs rising to the first floor and direct access to the garden. Double-glazed French doors to the side allow natural light to flood in, creating an ideal setting for both relaxing and entertaining. Additional features include a TV point and radiator for added comfort.

#### **Kitchen**

10' 2" x 6' 7" ( 3.10m x 2.01m )

A stylish, contemporary fitted kitchen featuring a double-glazed side window that fills the space with natural light. Well-appointed with a range of wall and base units, complemented by a stainless-steel sink and drainer. Integrated electric oven with four-ring hob, along with plumbing for a washing machine and space for a fridge/freezer. The boiler is conveniently housed within the kitchen.

### **First Floor**

#### **Landing**

An airy first-floor landing connecting all upstairs rooms, with convenient access to a partially boarded loft offering valuable storage space.

#### **Master Bedroom**

12' 6" x 11' 10" ( 3.81m x 3.61m )

A generously proportioned bedroom featuring fitted storage and an additional cupboard, offering excellent space and practicality. Dual aspect double-glazed windows to the front and side allow plenty of natural light, complemented by a radiator for year-round comfort.

#### **Bathroom**

6' 3" x 5' 7" ( 1.91m x 1.70m )

A well-appointed fitted family bathroom featuring a frosted double-glazed side window for natural light and privacy. Comprises a bathtub with shower over, wash hand basin, WC, and radiator for comfort.



## Outside

### Parking

Driveway parking for two vehicles.

### Garden

A well-designed, tiered and enclosed rear garden, perfect for both relaxation and entertaining. Includes a paved patio dining area, an area of laid lawn, and convenient private side access.



***view this property online*** [allenandharris.co.uk/Property/WST107859](https://www.allenandharris.co.uk/Property/WST107859)



welcome to

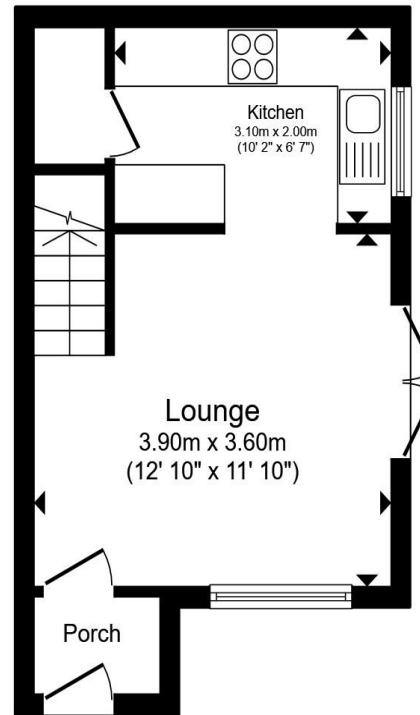
## Penny Farthing Row, Westbury

- One Bedroom Semi-Detached House
- Rare Property In A Quiet Cul-de-sac Location
- Enclosed Rear Garden
- Driveway Parking
- NO ONWARD CHAIN

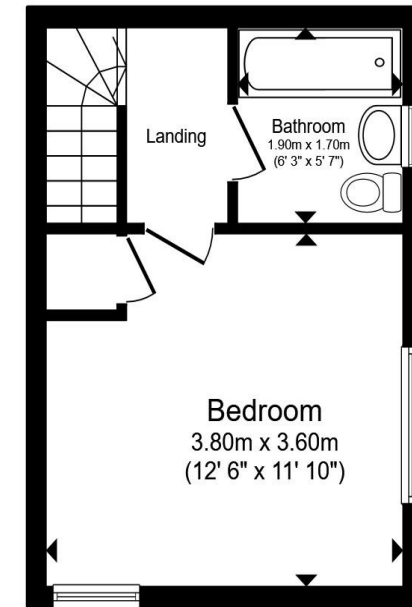
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in excess of

**£180,000**



**Ground Floor**



**First Floor**

Total floor area 47.2 m<sup>2</sup> (508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

 allen & harris

**view this property online** [allenandharris.co.uk/Property/WST107859](http://allenandharris.co.uk/Property/WST107859)



Property Ref:  
WST107859 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**01373 822457**



[Westbury@allenandharris.co.uk](mailto:Westbury@allenandharris.co.uk)



15A Warminster Road, WESTBURY, Wiltshire,  
BA13 3PD



[allenandharris.co.uk](http://allenandharris.co.uk)