

**TOWN & COUNTRY**  
ESTATES



**Callaway Gardens, Westbury, Wiltshire BA13 3YG**

**£260,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, Library, Sports Centre, Schools, Churches, Doctors and Dentist Surgeries, Post Office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car it takes approximately one hour to Salisbury, Bristol and Swindon making it very desirable for commuters.

## DESCRIPTION

NO ONWARD CHAIN - Owned since it was new in 2019, this modern three double bedroom terraced home is set within the desirable Callaway Gardens, off of the popular The Butts, close to all amenities. The accommodation comprises an entrance hall, kitchen/dining room, living room, cloakroom toilet, three double bedrooms and family bathroom. Further benefits include gas central heating, double glazing, a private rear garden, solar panels and driveway parking.

## ENTRANCE HALL

You enter the property through a wooden entrance door with a glazed panel to the side. There are stairs to the first floor landing, thermostat heating controls, radiator, storage cupboard and a door to the kitchen/dining room.

## KITCHEN/DINING ROOM

16'8" x 14'1" max

The good size kitchen/dining room is the hub of this family home and a great entertaining space.

## KITCHEN

With a range of high gloss matching base and wall units, rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap, matching upstands, built in oven, inset induction hob with chimney extractor and light over, plumbing for a washing machine, plumbing for a dishwasher, inset ceiling spotlights, space for an American style fridge/freezer and doors to the cloakroom and lounge.

## DINING ROOM

Two large double glazed windows to the front and a radiator.

## CLOAKROOM

Dual flush WC, pedestal basin with chrome mixer tap, radiator, extractor fan and inset ceiling spotlights.

## LOUNGE

17'4" x 8'10"

Double glazed french doors, double glazed window, wood effect flooring, a feature wood paneled wall and radiator.



## FIRST FLOOR LANDING

On the first floor landing you will find a radiator, access to the loft and doors to the bedrooms, bathroom and airing cupboard, which provides storage and houses a wall mounted Vaillant gas boiler.

## BEDROOM ONE

13'5" x 9'2"

Bedroom one has a double glazed window to the rear and a radiator.

## BEDROOM TWO

12'1" x 9'2"

There is a double glazed window to the front, built in wardrobe, thermostat heating controls and a radiator.

## BEDROOM THREE

7'10" x 7'10"

The third double bedroom has a double glazed window to the rear and a radiator.

## FAMILY BATHROOM

The modern family bathroom has a double glazed frosted window to the front, a paneled bath with chrome mixer tap and shower attachment, glazed screen, dual flush WC, pedestal basin with mixer tap, a chrome heated towel rail, extractor fan, inset spotlights and shaving socket.

## EXTERIOR

### FRONT

The front of the property provides driveway parking for up to two cars, wooden storage cupboard and convenient bin stores.

### REAR GARDEN

The private and non-overlooked rear garden is enclosed to all boundaries, there is a paved patio immediately from the rear of the house, lawn, outside light, external power socket and steps down to a fantastic wooden covered area, perfect for entertaining. There is gated rear access to the front of the property.

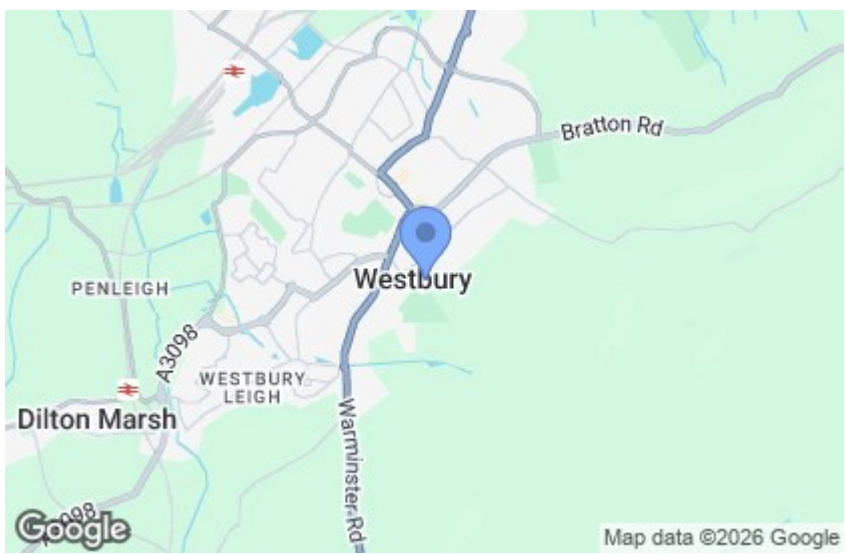
### SOLAR PANELS

Solar panels provide reduced electricity costs during sunlight hours.

## ADDITIONAL INFORMATION

Council Tax Band - B

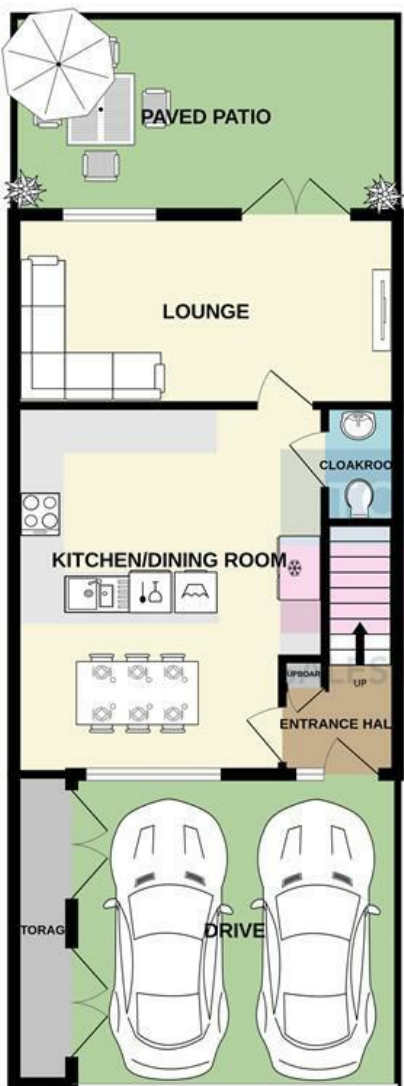
There will be a management charge to pay for the upkeep of the development. The works to the road and communal areas are nearing completion; currently the charges are yet to be established.







GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.

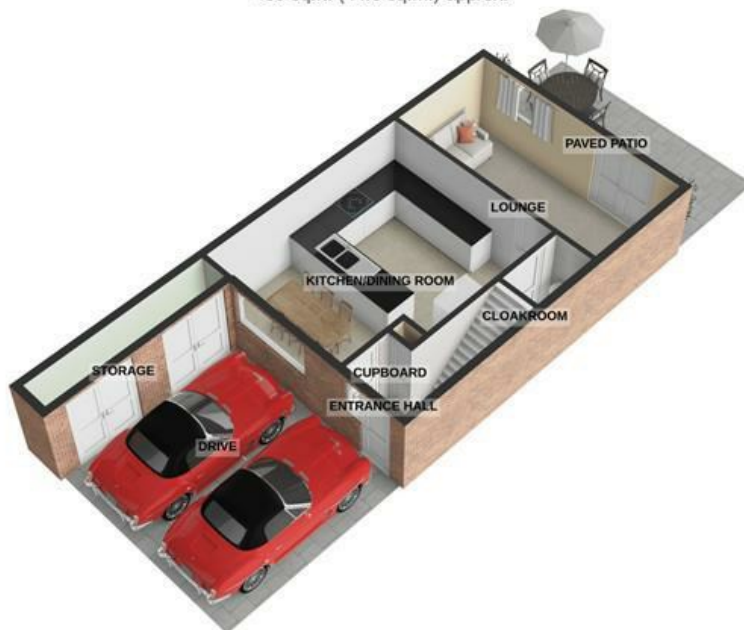


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TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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