

**TOWN & COUNTRY**  
ESTATES



**Pintail Way, Westbury, Wiltshire BA13 3XP**

**£145,000**

## 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, 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 to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

## DESCRIPTION

**NO ONWARD CHAIN** - A well presented one bedroom terraced home, situated in a quiet cul-de-sac, on the popular Bitham Park development. The accommodation comprises a lounge, kitchen/dining room, bedroom with built-in wardrobe and a modern bathroom. Further benefits include uPVC double glazing, gas central heating, gravelled area to the front and an allocated parking space.

## LOUNGE

14'6" x 9'0"

There is a uPVC double glazed window to the front, stairs leading to the first floor, thermostat heating controls, TV point, telephone point, ornamental ceiling light and two radiators.

## KITCHEN/DINING ROOM

14'6" x 5'8"

The kitchen/dining room has a uPVC double glazed window to the side, a range of matching base and wall units with work tops, stainless steel inset sink unit, an electric fan assisted oven with Lamona halogen hob, chimney extractor fan with light over, extractor fan, tiled splashbacks, space for fridge freezer, plumbing for a washing machine, radiator, Worcester wall mounted gas boiler supplying radiator and a door to the under stairs cupboard.

## FIRST FLOOR LANDING

On the first floor there is a smoke alarm, radiator, doors leading to the master bedroom, bathroom and airing cupboard.

## BEDROOM

12'0" x 9'2"

There is a uPVC double glazed window to the front, built-in wardrobe, radiator and access to loft space.

## BATHROOM

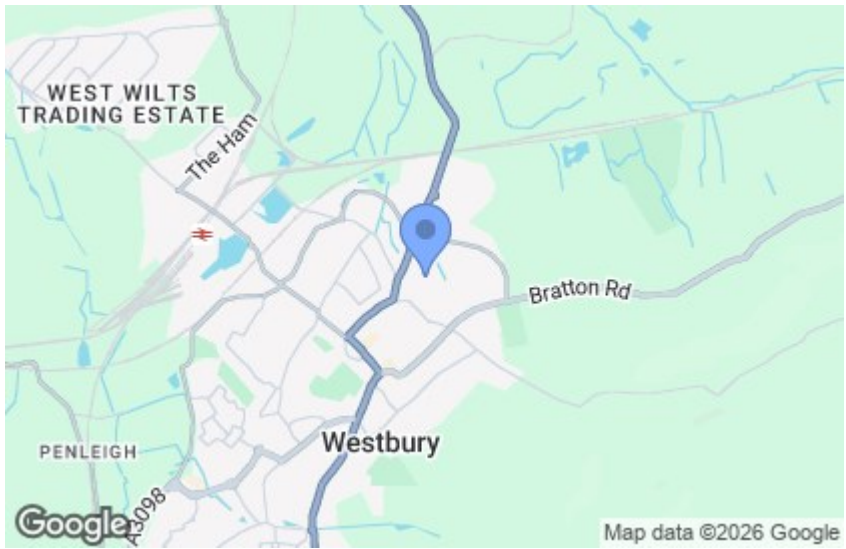
The modern bathroom has an obscure uPVC double glazed window to the side, a panelled bath with electric shower over and chrome taps, pedestal basin with chrome tap, close couple W.C, tiled splashbacks, extractor fan, ornamental ceiling light and an LED mirror.

## ADDITIONAL INFORMATION

Council Tax Band - A

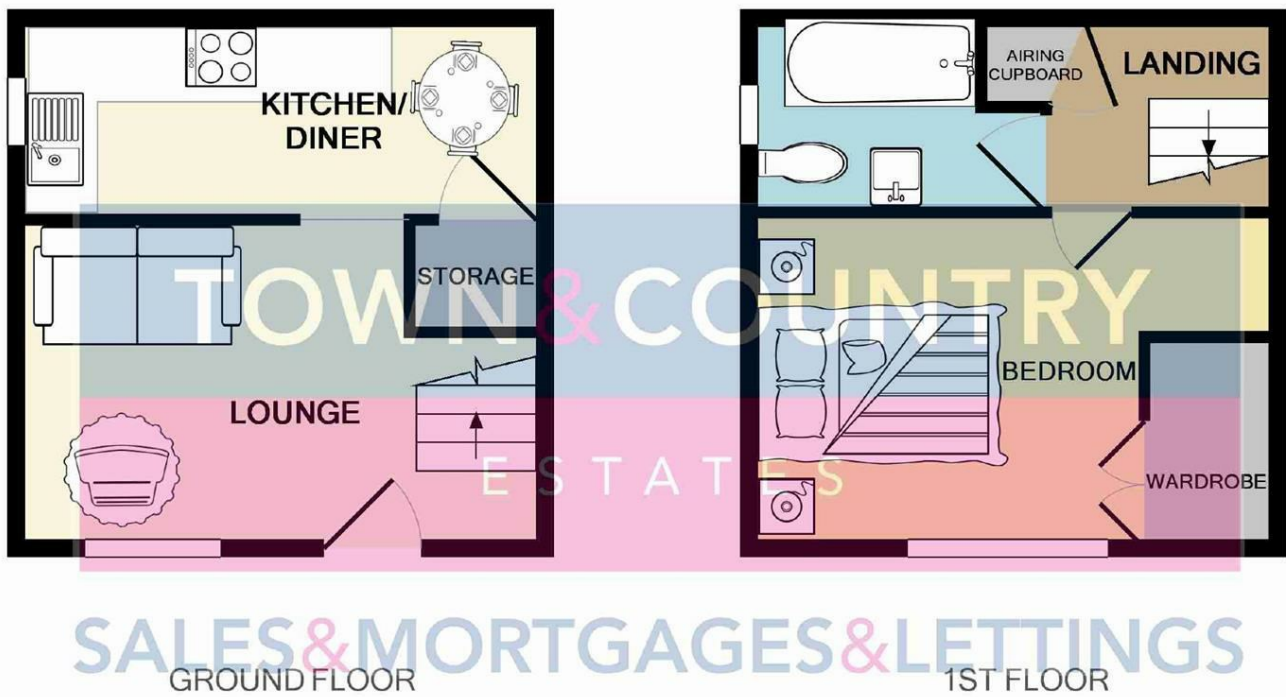
EPC Rating - C











Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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