

**TOWN & COUNTRY**  
ESTATES



**West End, Westbury, Wiltshire BA13 3JQ**

**£240,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving. The town offers a range of shopping and leisure facilities including a library, sports centre, schools, churches, doctor, dentist surgeries and a post office. The main railway line has fantastic direct links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour.

## DESCRIPTION

Offering fantastic value, this spacious and well presented three bedroom semi-detached Victorian home, offers plentiful internal accommodation and external space. The ground floor comprises an entrance hall, large sitting room, well proportioned dining room, kitchen, expansive conservatory and W/C. Upstairs, there are three bedrooms, the family bathroom and a study. Further benefits include gas central heating with a modern gas boiler, garage, driveway parking and a large, low maintenance rear garden.

## ENTRANCE HALL

You enter the property through a composite front door into the hallway. In the hallway there are doors allowing access to the sitting room, the dining room and stairs leading to the first floor.

## SITTING ROOM

12'0" x 11'5"

The spacious sitting room, currently being used as an additional bedroom benefits from an acoustic UPVC double glazed window to the front, and a radiator.

## DINING ROOM

12'9" x 12'0"

The second reception room currently being used as a lounge benefits from a UPVC double glazed window to the rear, a radiator and an electric fireplace with feature surround. The floor has been newly carpeted and to the rear of the room you have access to the kitchen.

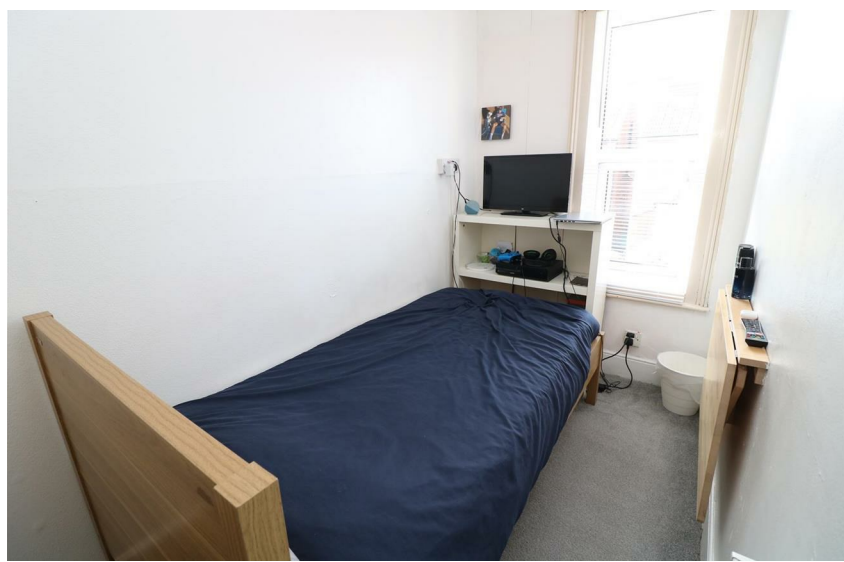
## KITCHEN

11'8" x 7'4"

The modern kitchen has a UPVC double glazed window to the rear and has a range of matching wall, base and drawer units, built in electric oven with inset gas hob and extractor over, inset stainless steel sink with chrome mixer tap, space for fridge freezer and door to downstairs cloak room.

## WC

The useful WC has a UPVC double glazed window to the rear, there is a pedestal wash basin and a closed coupled wc.



## CONSERVATORY

16'1" x 11'8"

The expansive conservatory provides excellent additional living space and benefits from UPVC double glazing to the rear and a radiator. There are UPVC double glazed French doors to the rear garden and a door to the garage.

## GARAGE

The bigger than average garage has light and power, there is a newly fitted roof with two skylights and sliding doors leading to the driveway.

## FIRST FLOOR LANDING

The first floor landing offers access to all three bedrooms, the study and the family bathroom. There is also a cupboard for storage.

## BEDROOM ONE

11'8" x 10'2"

The primary bedroom benefits from an acoustic UPVC double glazed window to the front and a radiator.

## BEDROOM TWO

10'1" x 7'0"

The second bedroom benefits from a UPVC double glazed window to the rear and a radiator.

## STUDY

The study was created by putting in a stud wall and taking space from bedroom two. This could be easily removed to reinstate the full size of bedroom two. Recently installed radiator.

## BEDROOM THREE

8'11" x 7'3"

The third bedroom has an acoustic UPVC double glazed window to the front and a radiator.

## FAMILY BATHROOM

8'11" x 7'3"

The large family bathroom has an obscure UPVC double glazed window to the rear, there is a paneled bath with mains shower over, a wash basin inset into a vanity unit and a close coupled wc.

## EXTERIOR

### FRONT

The front of the property offers a welcome driveway to the side and has a low maintenance paved front garden enclosed by a dwarf wall with railings above.

### REAR GARDEN

The rear of the property boasts a large and well presented rear garden, mainly laid to patio with ample space for furniture. There is a grass area separated by a small fence to the left and planters to the right laid with wood chip. There is also rear access.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND - B







GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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