

TOWN & COUNTRY

ESTATES



Pintail Way, Westbury, BA13 3XP

Offers Over £265,000

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north. Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol and to the thriving commercial centre of Swindon. The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

Town and Country are pleased to bring to the market this lovely three bedroom end of terrace property. Set in a quiet cul-de-sac location, the property is within walking distance of the town centre, schools and other amenities. The property comprises of an entrance hall, utility room, cloakroom, living room and kitchen/diner. On the first floor there are three good sized bedrooms and family bathroom. Further benefits to the property include gas central heating, parking for four to six vehicles and a good sized rear garden.

ENTRANCE HALL

You enter the property via a composite, partially glazed entrance door. There is wood effect parquet flooring, radiator and doors to utility room and living room.

UTILITY ROOM

The utility room has a UPVC obscured double glazed window to front aspect, matching base and wall units with rolled top worksurfaces, tiled splash backs, plumbing for washing machine and tumble dryer, extractor fan, wood effect parquet flooring and door to cloakroom.

CLOAKROOM

There is a UPVC double glazed window to front aspect, base unit with rolled top worktop and inset sink, closed couple W/C with dual flush, tiled splash backs, recently fitted Baxi Boiler and wood effect flooring.

LIVING ROOM

16'4" x 12'5"

The spacious living room, has UPVC sliding doors to rear garden, two radiators, tv point, stairs to first floor and opening to kitchen/diner.

KITCHEN/DINER

13'1".29'6" x 8'2"

The dual aspect kitchen dining room has a UPVC double glazed window to front and French doors to rear garden. There are matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, water softener, Hotpoint freestanding gas cooker, space for American style fridge freezer and dishwasher, radiator and wood effect laminate flooring.



FIRST FLOOR LANDING

There are doors leading to all bedrooms, family bathroom and airing cupboard.

BEDROOM ONE

16'0" x 8'2"

The spacious master bedroom has a UPVC double glazed window to front and radiator.

BEDROOM TWO

12'5" x 11'9"

Bedroom two has a UPVC double glazed window to rear and radiator.

BEDROOM THREE

11'5" x 6'2"

The third bedroom has a UPVC double glazed window to front aspect, access to partially boarded loft and radiator.

FAMILY BATHROOM

The family bathroom has a UPVC obscured double glazed window to front, panelled bath with wall mounted Triton shower and bi-folding glazed shower screen, pedestal wash basin, closed couple W/C with dual flush, chrome towel rail and tile effect flooring.

EXTERIOR

REAR GARDEN

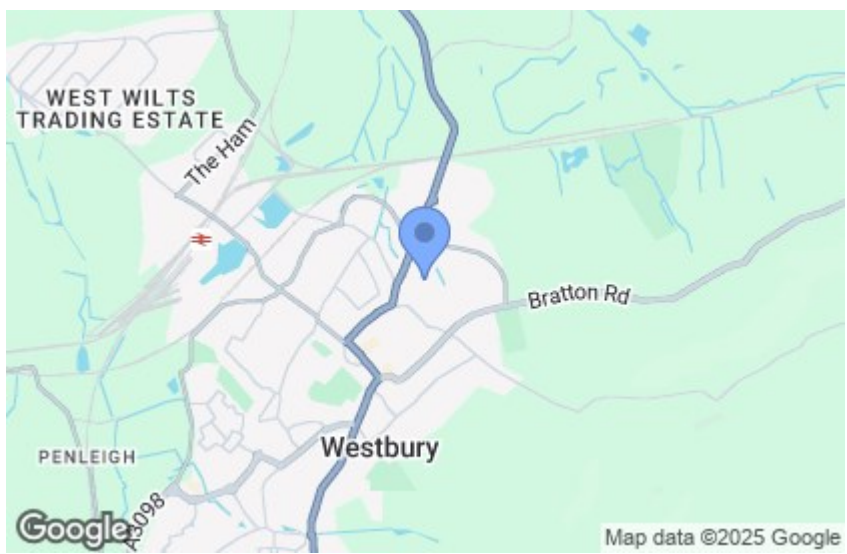
The private rear garden is enclosed to all aspects by wooden fencing and backs onto fields. The garden is mainly laid to lawn and has a large paved seating area, at the end of the garden there are several raised beds currently used for growing vegetables and large steel storage shed.

FRONT

To the front of the property there is parking for up to 6 vehicles and pathway leading to front door

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C







GROUND FLOOR



1ST FLOOR



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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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



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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