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  1 EPC D

£185,000 Freehold

12 Westbury Leigh
 Westbury
 BA13 3SG

**COOPER
 AND
 TANNER**



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Description

A well presented and quintessential mid-terraced cottage located on the outskirts of Westbury Leigh and dating back to the mid-1800's. The well-proportioned space is split over three levels to maximise the living space. As you enter the property on the ground floor you come into the sitting room which has been fitted with wood burning stove set within a feature fireplace. The dual aspect room enjoys plenty of natural light and also incorporates stairs to the first floor, with under stairs storage housing the gas combination boiler and solid wooden feature staircase leading to the lower floor. The first floor accommodation is made up of two bedrooms facing to the front of the property, one double and one small double. There is also a family bathroom which comprises white panel bath with overhead shower, low level WC and wash hand basin set within a vanity unit. On the lower ground floor, the kitchen dining room can be found in a semi-open plan design. The kitchen has been fitted with matching floor and wall units, integrated gas oven with gas hob and tiled splash back, stainless steel sink with drainer as well as ample storage and under stairs cupboard. The dining space can be found slightly offset from the kitchen with exposed beams and provides dining space as well as a further seating area. The dining space has also been fitted to one side with additional units for food storage with space underneath for utilities. There is also a large double glazed conservatory accessed via the kitchen which provides ample additional space.

Outside

To the front of the property is an area of patio which is currently used to store the recycling but could further be used to house some plant life or a small table and chairs. To the rear of the property is a good sized cottage garden. An area of patio provides an initial section of space to allow for a table and

chairs, a section of lawn extends out from the patio and provides access to decking to the rear of the garden. The garden is enclosed to all sides with a mixture of fencing and brick wall. There is also a right of access for this property over the neighbouring property.

Location

The property is located on the southwest side of Westbury Leigh. The town of Westbury offers a wide range of shopping and leisure facilities with library, sports centre, swimming pool, school, churches, doctors and dentist surgeries and post office. Westbury also benefits from a train station with main line to London Paddington and the local commuter service to Bath, Dilton Marsh request stop station with good links to Bath, Bristol or Southampton or Salisbury. The nearby A350, A36, A303 and M4 provides excellent road links to London, Bath, Salisbury, Winchester and Exeter. Local attractions include Westbury White Horse, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

Directions

From our Warminster office, proceed West to the roundabout and turn right into Portway. Continue into Westbury Road. Turn right at the traffic lights onto the A350. At the next roundabout turn left Laverton Road. When at the next roundabout take first left into Westbury Leigh. The property will be found on your right hand side.

Local Information: - Westbury

Local Council: Wiltshire Council

Council Tax Band: B

Heating: Gas central heating

Services: All services

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



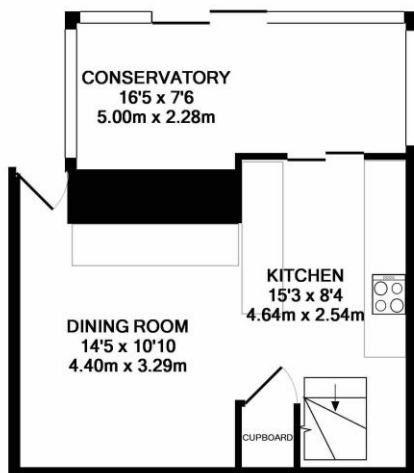
Train Links

- Warminster
- Westbury

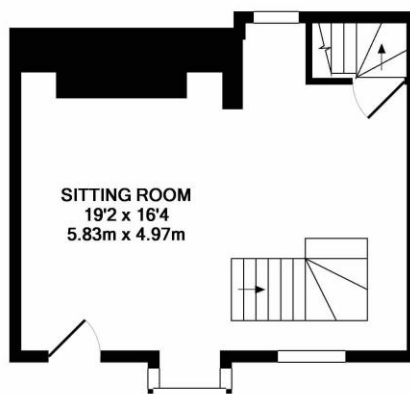


Nearest Schools

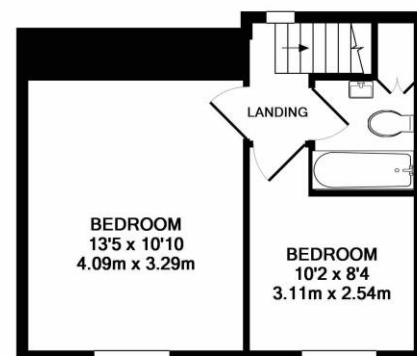
- Westbury



BASEMENT LEVEL
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

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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AND
TANNER**

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