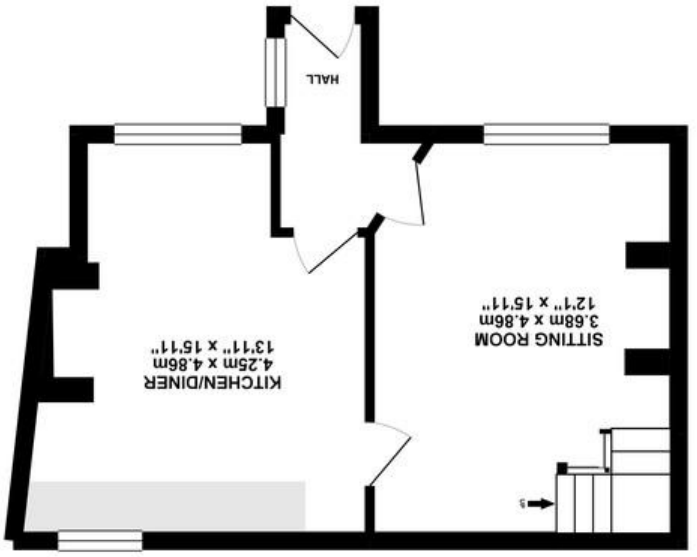
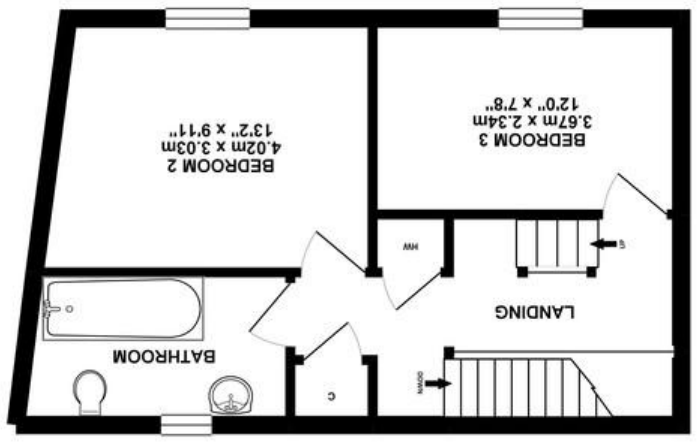


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

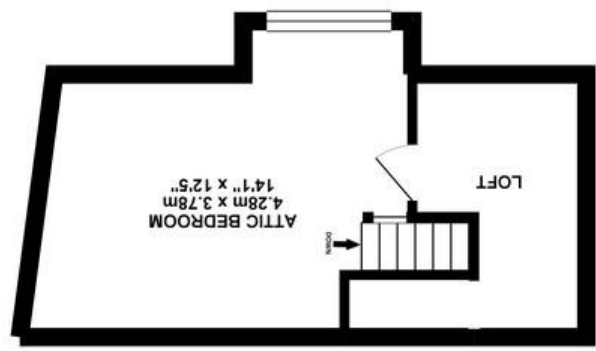


GROUND FLOOR 38.30 sq. m. (412.21 sq. ft.)



1ST FLOOR 37.00 sq. m. (398.24 sq. ft.)

TOTAL FLOOR AREA : 97.12 sq. m. (1045.43 sq. ft.) approx.



TOP FLOOR 21.83 sq. m. (234.98 sq. ft.)



## 26 Westwells, Neston, Corsham, Wiltshire, SN13 9RJ

- Two bedrooms and loft room (occasional bedroom)
- UPVC double glazing
- Private front garden
- Good sized kitchen/diner with woodburning stove
- Neutral décor
- Off street parking for two cars.

£235,000

### Situation and Description

A deceptively spacious double fronted period property which is situated in the popular village of Neston.

The property offers accommodation comprising entrance hall, sitting room with feature fireplace, kitchen/diner with woodburning stove, two double bedrooms, good sized bathroom and a super loft room which would make an excellent workspace or occasional bedroom.

**Outside**  
**Front**  
Predominately lawned garden with paved patio seating area and path to the side. Although the garden is to the front of the property it is well enclosed and enjoys a good deal of privacy.

**Parking**  
There is off street parking to the front for two cars.

Neston is a highly sought after village with a good range of local facilities which include an excellent primary school, the Neston Country Inn pub, church, village hall, playing fields, pre-school and Neston Park organic Farm shop. The historic old county town of Corsham and the Georgian heritage city of Bath are both within a short drive away.

EPC Rating - F



### Directions

From the Co-op car park turn left on to Newlands Road and right at the roundabout on to Pickwick Road. At the next roundabout turn left onto Valley Road. Continue on this road onto Potley Lane and proceed through Potley passing the Leafield Trading Estate on the left. Follow the road into Westwells where the property can be found on the right hand side.