



 1  1  1 EPC F

£149,950 Freehold

132 Westbury Leigh
Westbury
BA13 3SH

COOPER
AND
TANNER



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Description

An opportunity to acquire a 350 year old semi detached period cottage which is offered for sale with no onward chain, lots of period features, new wood burner, lined chimney, skylights in the kitchen, well-proportioned rooms and double glazing. The accommodation comprises sitting room, kitchen/dining room, bedroom and bathroom.

The property has an enclosed front garden with raised brick flower beds. The rear garden is in two sections with mature trees, along with flower and shrub beds.

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.

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. Continue along Westbury Leigh and (just after passing Black Horse Lane) the property will be found on the right hand side.

Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: A

Heating: Electric emersion for hot water and living room with electric underfloor heating

Services: Mains water and electricity are connected

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



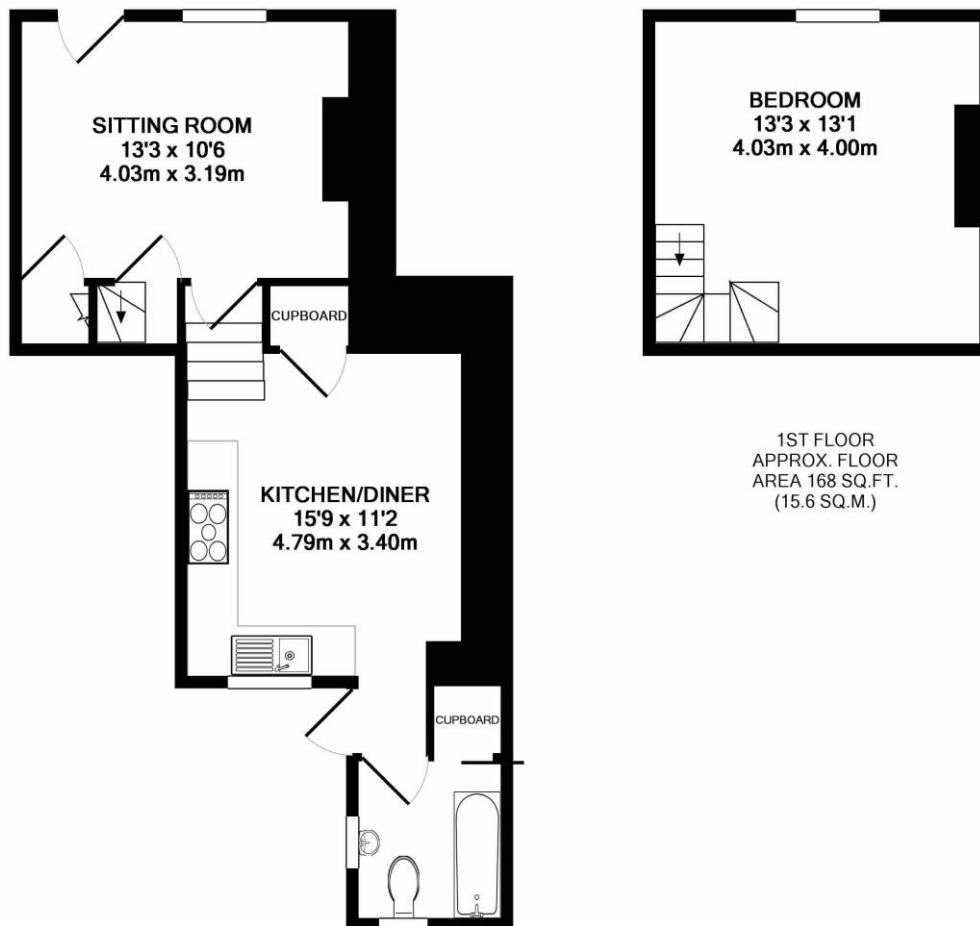
Train Links

- Westbury
- Dilton Marsh
- Trowbridge



Nearest Schools

- Westbury
- Dilton Marsh



GROUND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 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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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

