



Wrights
01225 755553

Wyvern Walk, Westbury, Wiltshire, BA13 3XT

£145,000

This spacious two bedroom first floor apartment situated close to Westbury railway station, with direct links to London Paddington. Features include a private entrance, spacious lounge, two double bedrooms, PVCu double glazing, electric heating, communal garden and allocated parking for two vehicles.

Sold with the benefit of no onward chain.

Situation

The property is situated within easy walking distance of Westbury railway station, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington.

Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.



Two bedroom first floor flat

Spacious lounge

Two double bedrooms

Shared garden

Two parking spaces

Close to train station

Electric heating

PVCu double glazing

No onward chain



The property comprises

Entrance Hall

With stairs to...

First Floor Landing

With two storage cupboards.

Lounge/Diner

15' 4" x 12' 0" (4.67m x 3.66m)

This spacious dual aspect room benefits an electric fire, electric storage heater, and two PVCu double glazed windows.

Kitchen

9' 3" x 8' 0" (2.82m x 2.44m)

With a range of eye level and base units, work tops with tiled splash backs, sink/drain unit, integrated electric oven and hob with extractor hood over, space for fridge/freezer and washing machine and PVCu double glazed window.

Bedroom 1

16' 10" x 9' 10" (5.13m x 3.00m) max

With electric storage heater, built in storage cupboard, built in wardrobe and PVCu double glazed window.

Bedroom 2

9' 0" x 6' 7" (2.74m x 2.01m)

With electric storage heater and PVCu double glazed window.

Bathroom

With tiled floor and splash backs, white suite comprising bath with mains shower over, W.C and hand basin with vanity unit under, heated towel rail and extractor fan.

Externally

The property is sold with two allocated parking spaces and a communal garden.

Council tax

The property is currently in council tax band A with the rate payable for 2023/2024 being £1527.45.

Tenure

The property is sold as leasehold. We have been informed that there are currently 96 years remaining on the lease and that service charges are approximately £200 per year.



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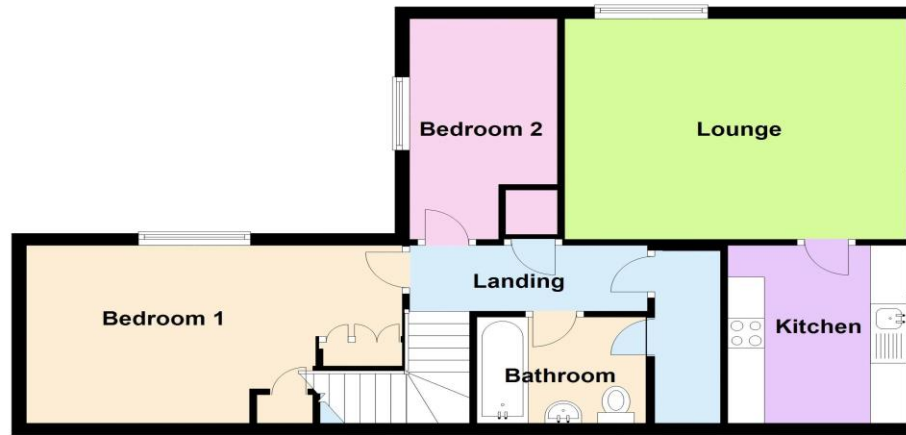
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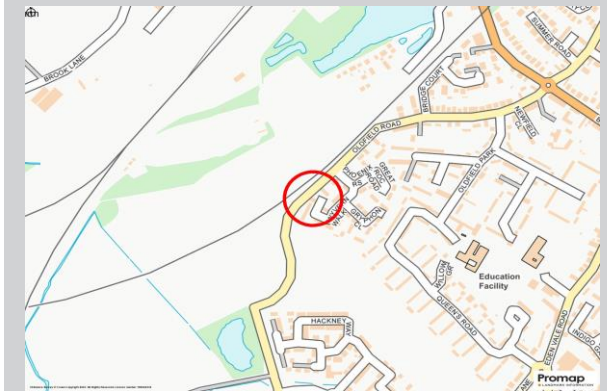
Ground Floor
Approx. 4.1 sq. metres (43.9 sq. feet)



First Floor
Approx. 62.0 sq. metres (667.4 sq. feet)



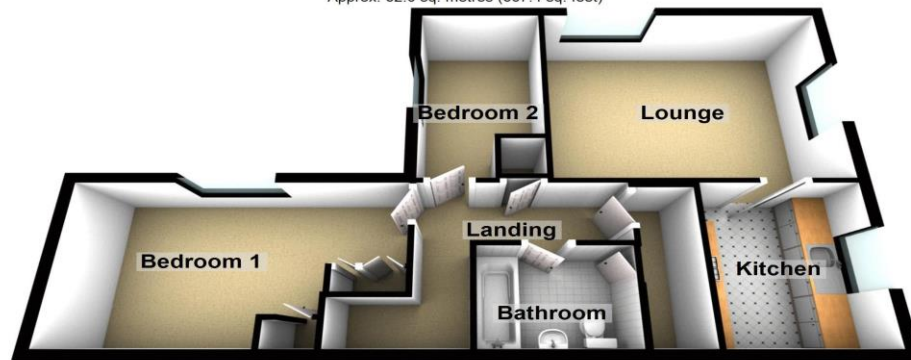
Total area: approx. 66.1 sq. metres (711.3 sq. feet)



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Energy Performance Certificate



28, Wyvern Walk, WESTBURY, BA13 3XT

Dwelling type: Top-floor flat
Date of assessment: 25 July 2015
Date of certificate: 25 July 2015
Reference number: 8095-7523-3630-1775-1926
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,325

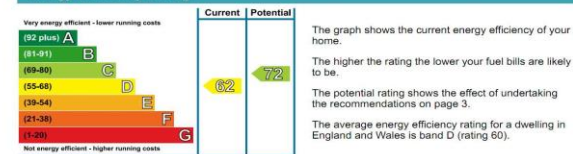
Over 3 years you could save: £ 624

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 156 over 3 years	
Heating	£ 1,506 over 3 years	£ 990 over 3 years	
Hot Water	£ 555 over 3 years	£ 555 over 3 years	
Totals	£ 2,325	£ 1,701	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 129	
2 Low energy lighting for all fixed outlets	£45	£ 81	
3 High heat retention storage heaters	£1,200 - £1,800	£ 318	

See page 3 for a full list of recommendations for this property.
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.