



**Wrights**  
01225 755553

Devon Drive, Westbury, Wiltshire, BA13 3XQ

£279,950

This well presented three bedroom semi detached home situated in a quiet cul-de-sac location on the outskirts of Westbury. Features include a recently fitted kitchen with garage converted into dining space, utility/store room, downstairs cloakroom, driveway parking, enclosed rear garden, gas central heating with a recently installed combi boiler and PVCu double glazing.

### Situation

The property is situated within easy reach of both Westbury town centre and railway station. 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.



**Three bedroom semi detached house**

**Cull-de-sac location**

**Recent garage conversion**

**Stunning recently fitted kitchen**

**Separate dining room**

**Utility/store room**  
**Enclosed rear garden**  
**Gas central heating with recently installed combi boiler**  
**PVCu double glazing**  
**Downstairs cloakroom**  
**Driveway parking**



## The property comprises

### Ground Floor

#### Entrance hall

With PVCu double glazed front door, radiator and tiled flooring.

#### Downstairs cloakroom 6' 5" x 2' 11" (1.95m x 0.89m)

Newly fitted with tiled flooring, suite comprising low level W.C and hand basin, heated towel rail and extractor fan.

#### Lounge 16' 6" x 12' 0" (5.02m x 3.67m)

With wood laminate flooring, two radiators, PVCu double glazed window to the rear and PVCu back door.

#### Kitchen 10' 2" x 8' 2" (3.09m x 2.50m)

Recently fitted with a range of wall and base units and marble effect worktops over with tiled splashbacks, oven with five ring gas hob and extractor hood over, space for fridge/freezer, integrated dishwasher, 'Belfast' sink unit, tiled flooring, cupboard housing recently installed gas combi boiler and PVCu double glazed window to the front.

#### Dining Room 7' 11" x 10' 2" (2.42m x 3.09m)

Recent garage conversion with tiled flooring, PVCu window to the front, double panel radiator and storage cupboard with plumbing for washing machine.

#### Utility/Store room

With space and plumbing for washing machine.

### First Floor

### Landing

#### Bedroom 1 12' 5" x 9' 9" (3.79m x 2.97m)

With radiator and PVCu double glazed window to the rear.

#### Bedroom 2 9' 4" x 8' 6" (2.85m x 2.58m)

With radiator, airing cupboard and PVCu double glazed window to the front.

#### Bedroom 3 9' 8" x 6' 7" (2.94m x 2.01m)

With radiator and PVCu double glazed window to the front.

### Bathroom

With white suite comprising bath with shower over, hand basin with vanity unit and W.C, radiator and obscured PVCu double glazed window to the front.

### Externally

#### To the front

Driveway parking, a path to the side leads to the front door and a gate provides access to the rear garden.

#### To the rear

The enclosed rear garden is mainly laid to lawn with a spacious patio seating area. A gate provides access to the front of the property.

### Please note

The solar panels have been disconnected and are no longer in use.

### Council Tax

The property is currently in council tax band C.



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info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

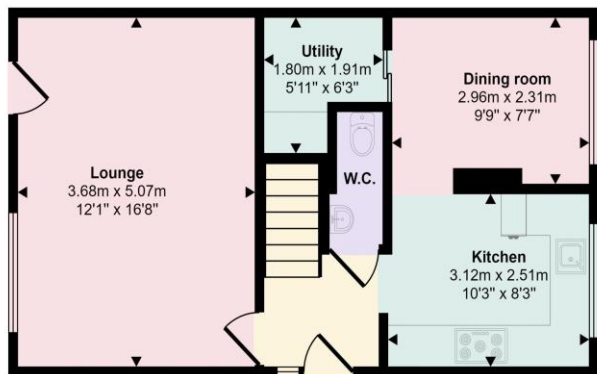
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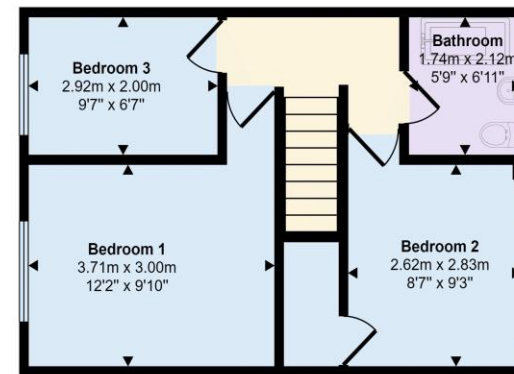
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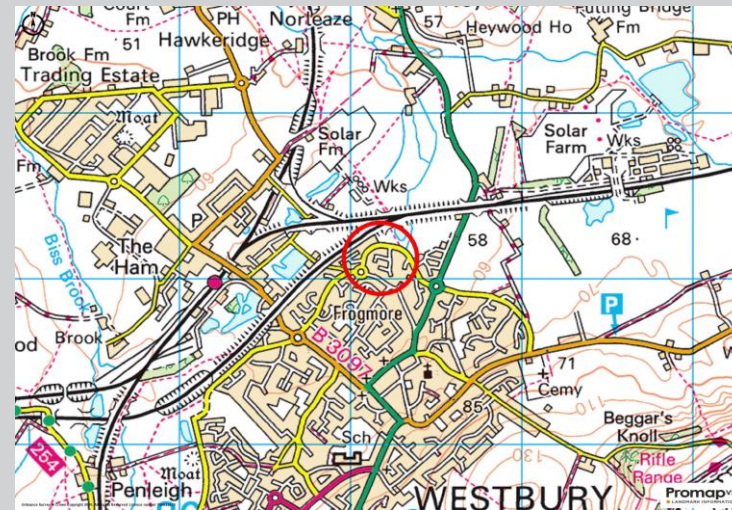
**Ground Floor**  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 39 sq m / 416 sq ft

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T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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