



Wrights
01225 755553

Becks Mill, Caspian Gardens, Westbury, Wiltshire, BA13 3GP

£165,000

This beautifully presented, two bedroom second floor apartment forms part of a converted Mill House, situated in the popular Leigh Park development in Westbury.

The property offers many features including picturesque views of the mill pond to the rear, an open plan kitchen/living room, electric heating, PVCu double glazing and allocated parking for one vehicle.

Situation

The property is conveniently located on the outskirts of the Leigh Park development in Westbury, close to local amenities.

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 double bedrooms
Second floor apartment
Situated in a converted
Mill house
Views over the Mill Pond
Recently renovated
kitchen

Open plan living area
Allocated parking for 1
vehicle
Electric Heating
PVCu double glazing
Sold with the benefit of
no onward chain!



The property comprises

Entrance Hall

With intercom phone and cupboard housing hot water cylinder.

Open Plan Kitchen/Lounge 14' 0" x 10' 4" (4.26m x 3.14m)

The recently renovated kitchen area comprises of a range of eye level and base units, integrated electric oven and hob with extractor hood over, space for washing machine and fridge/freezer, stainless steel sink and drainer and breakfast bar. The spacious open plan living area also offers a wall mounted storage heater and three PVCu double glazed windows overlooking the front and side.

Bedroom 1 12' 11" x 10' 4" (3.94m x 3.14m)

With wall mounted electric heater and PVCu double glazed windows to the side and rear.

Bedroom 2 9' 1" x 9' 4" (2.76m x 2.85m)

With wall mounted electric heater and PVCu double glazed window overlooking the mill pond.

Bathroom 9' 6" x 5' 7" (2.9m x 1.71m)

With three piece white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, extractor fan and PVCu double glazed window overlooking the mill pond.

Externally

Parking

Allocated parking for one vehicle with additional spaces for visitors.

Tenure

The property is sold as leasehold with 106 years remaining on the lease. We have been informed that the current service charge is £1,560 per annum.

Council Tax

The property is currently in council tax band B.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000 Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



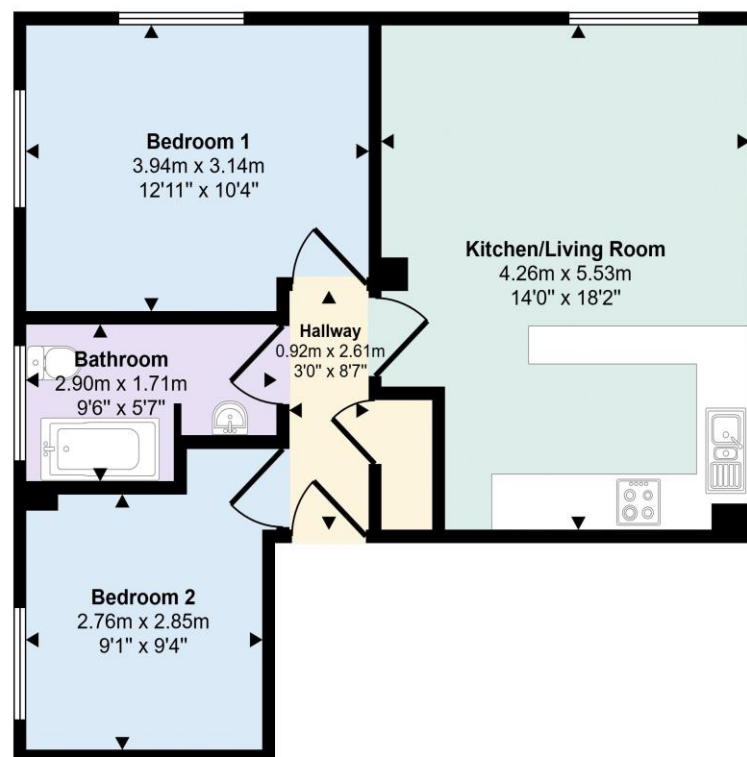


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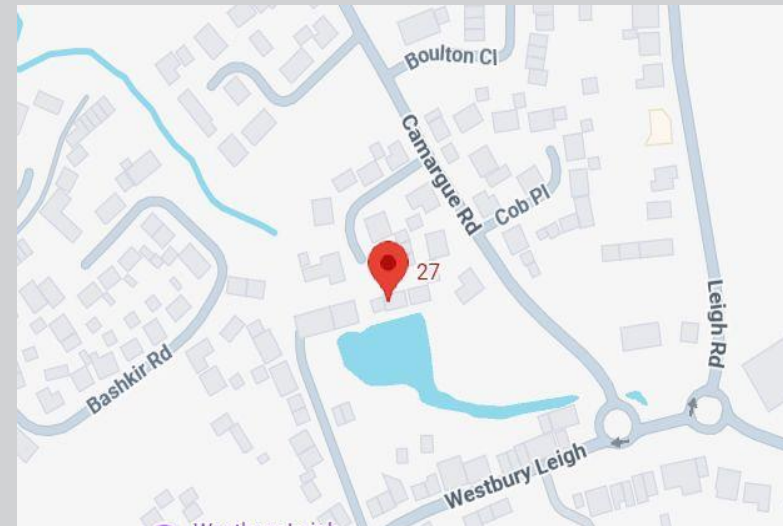
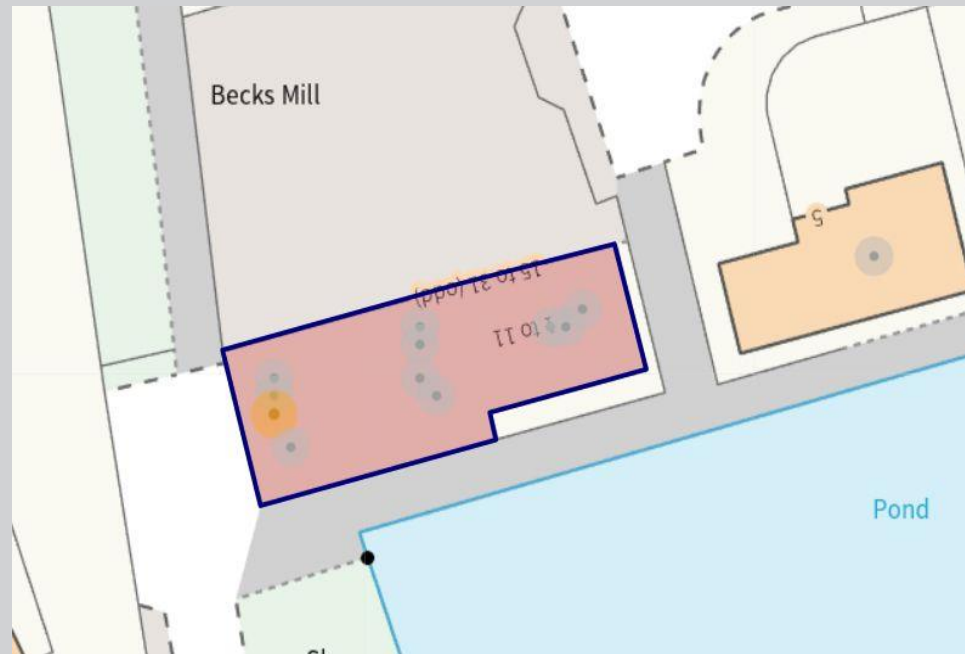
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Approx Gross Internal Area
53 sq m / 572 sq ft



Floorplan

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.





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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 and 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.