

# Wrights



**4 Fore Street**  
Westbury BA13 3AX

**Monthly Rental Of £1,000.00**



**Three bedroom terraced property**

**PVCu double glazing**

**First floor bathroom**

**Unfurnished**

**Gas central heating**

**Spacious lounge/diner**

**Private rear garden**

**Available immediately**

**\*\*\*PETS CONSIDERED\*\*\*** This three bedroom character property is situated in the heart of Westbury, next to the market square. Features include a spacious lounge/diner, first floor bathroom, gas central heating, PVCu double glazing and a private enclosed rear garden. Available immediately, unfurnished.

**The property comprises**

**Ground Floor**

**Lounge/Diner 23' 9" x 11' 10" (7.25m x 3.60m)**

With wooden front door, wood Laminate flooring, three radiators, feature fireplace, exposed ceiling beams and two PVCu double glazed windows to the front.

**Kitchen 23' 2" x 4' 8" (7.07m x 1.43m)**

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob, space for fridge/freezer and dishwasher, sink/drainer unit, two obscured PVCu double glazed windows to the rear and wooden back door.

**First Floor**

**Landing**

With wood flooring and exposed brick wall.

**Bedroom 1 11' 10" x 9' 6" (3.61m x 2.90m) max**

With radiator and PVCu double glazed window to the front.

**Bedroom 2 11' 3" x 7' 7" (3.44m x 2.31m)**

With radiator and PVCu double glazed window to the rear.

**Bedroom 3 12' 2" x 6' 6" (3.72m x 1.99m)**

With radiator and PVCu double glazed window to the front.

**Bathroom**

With suite comprising bath with mains shower over, pedestal hand basin and low level W.C, airing cupboard housing gas boiler, radiator, exposed brick wall and obscured PVCu double glazed window to the rear.

**Externally**

The property offers a lovely private rear garden, with areas laid to lawn, patio and wood clippings. There is also a brick built outbuilding with plumbing for the washing machine and a covered store.

**Council tax**

The property is currently in council tax band B.

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

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

**Mobile phone coverage**

Both indoor and outdoor coverage are likely - source Ofcom.



