

DAVIS & LATCHAM ESTATE AGENTS

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Well presented Detached Bungalow
Spacious Sitting/Dining Room
3 Bedrooms - 1 with En Suite Cloakroom
Ample Off-Road Parking & Garage
Gas-fired Central Heating to radiators

- In a pleasant residential setting
- Well-Equipped Kitchen, Conservatory
- Wet Room and Separate W.C.
- Sunny Low Maintenance South-facing Rear Garden
- Upvc Sealed Unit Double Glazing



8 Avebury Close, Westbury, Wiltshire, BA13 3TE

£335,000

A great choice for Retirement this well presented Detached Bungalow occupies a pleasant residential setting in a popular area of Westbury. Hall, Spacious Sitting/Dining Room, Well-Equipped Kitchen, Conservatory, Inner Hall, Wet Room and Separate W.C., 3 Bedrooms - 1 with En Suite Cloakroom, Ample Off-Road Parking & Garage, Sunny Low Maintenance South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a well presented modern detached bungalow, which has pleasing brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with low maintenance sealed-unit Upvc Double Glazing. The bungalow provides comfortable easily run accommodation with the added bonus of an En-Suite Cloakroom to one Bedroom making this a great choice for retirement, however properties of this type are currently proving scarce hence in order to avoid disappointment the Agents strongly recommend an early accompanied internal inspection.

LOCATION

the bungalow occupies a pleasant setting in Avebury Close, a popular residential cul-de-sac within easy reach of the centre of Westbury with 3 supermarkets - a nearby Lidl, a Morrisons and Aldi. The town is famed for its landmark Westbury White Horse and has a variety of independent shops and a wide range of other amenities including a Medical Centre, Library, Museum and Sports Centre. Within a few minutes level walk is Westbury Station with its excellent regular rail service offering ease of commuting to Salisbury, Bath, Bristol, Swindon, Exeter and London - Paddington, plus further afield. Other main centres in the area including Warminster, Trowbridge, Frome, Bath and Salisbury are all within comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Lobby having cloaks hanging space and glazed inner door leading into:

Spacious Sitting/Dining Room 18' 10" x 15' 6" (5.74m x 4.72m) a delightful well-proportioned room having electric fire with attractive stone effect surround creating a focal point, radiator, T.V. aerial point, ample space for dining table & chairs and door to Kitchen and Inner Hall.

Well Appointed Kitchen 13' 6" x 7' 10" max (4.11m x 2.39m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, range of contemporary units providing ample drawer and cupboard space, complementary tiling, matching overhead cupboards - one housing Gas-fired ATAG combi-boiler supplying central heating and domestic hot water, built-in Electric Double Oven and 5-burner Gas Hob with Filter Hood above, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator and door to Garden.

Inner Hall having radiator, built-in shelved cupboard and access hatch with ladder to part-boarded loft with light connected.

Fully Tiled Wet Room having White suite comprising thermostatic shower controls, corner hand basin, tiled flooring, extractor fan, complementary wall and floor tiling and towel radiator.

Fully Tiled Separate W.C. having low level W.C. and radiator.

Bedroom One 12' 11" x 9' 11" (3.93m x 3.02m) having radiator.

Bedroom Two 10' 7" x 7' 3" (3.22m x 2.21m) currently serving as a dining room having radiator and double French doors to Conservatory.

Bedroom Three 10' 0" x 6' 7" (3.05m x 2.01m) plus door recess having radiator and door into En Suite Cloakroom.

En-Suite Cloakroom having White suite comprising pedestal hand basin and low level W.C., aqua wall panelling and towel radiator.

Leading off Bedroom Two are double French doors into:

Double Glazed Conservatory 16' 5" x 7' 9" (5.00m x 2.36m) having an insulated roof, power & light connected and double French doors opening into the Garden.

OUTSIDE

Block Paved Driveway providing Ample Off-Road Parking to the front whilst a driveway leads to:

Single Garage 16' 10" x 8' 0" (5.13m x 2.44m) having power & light connected.

The Garden To the front of the bungalow is a sizeable block paved area set behind ornamental railings whilst handgates both sides of the bungalow lead into the low maintenance sunny South-facing Rear Garden which is mainly laid to block paving together with an ornamental border and offering scope for a seasonal display of tubs and planters. To the rear of the Garage is a double glazed Garden Room.

Garden Room 7' 8" x 7' 5" (2.34m x 2.26m) having power connected. The whole is nicely enclosed by fencing ensuring privacy.

Services We understand Mains Water, Drainage, Gas and Electricity are connected.

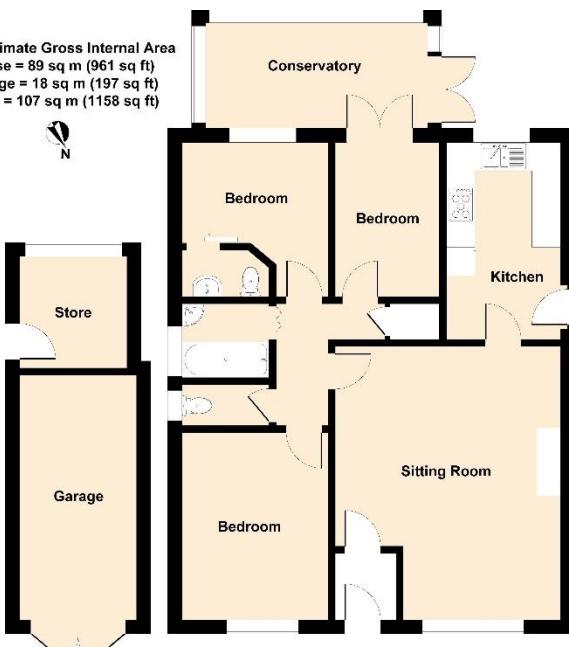
Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2253-9030-2709-8705>



Approximate Gross Internal Area
House = 89 sq m (961 sq ft)
Garage = 18 sq m (197 sq ft)
Total = 107 sq m (1158 sq ft)



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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PLEASE NOTE

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

8 AVEBURY CLOSE
WESTBURY
BA13 3TE

Energy rating

C

Valid until:

6 July 2031

Certificate number:

0380-2253-9030-2709-8705

Property type Detached bungalow

Total floor area 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

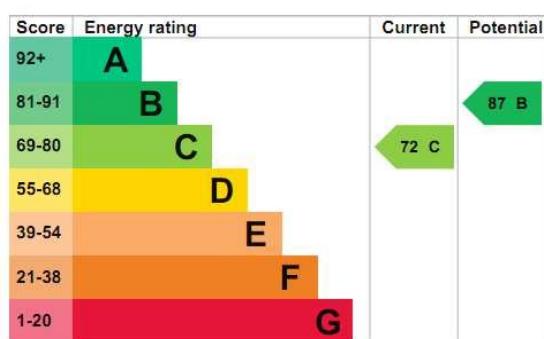
Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60