



DAVIES  
& DAVIES

# 19 PROSPECT SQUARE, WESTBURY, BA13 3ET

£215,000 O.I.E.O

- 2 BEDROOM PERIOD HOME
- BEAUTIFULLY PRESENTED
- FANTASTIC OUTLOOK
- LOUNGE/DINER
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- PARKING IN FRONT & GATED PARKING
- NO ONWARD CHAIN



A two bedroom grade II listed period home built in this unique and charming development of similar style homes. The development was built in the 1800s by Abraham Laverton to house his Mill workers and for them to share and enjoy their own green. The development also enjoys extensive great views across the town and beyond.

This delightful terraced home offers charming accommodation and provides a 19ft lounge/diner with a feature fire, a re-fitted galley kitchen with a fitted oven, hob and bi-folding doors to the secure and private courtyard. Upstairs there are good size bedrooms with an enviable view from the main bedroom with fitted storage. A light and attractive re-bathroom with extensive storage provides an endearing space to soak away those aches and pains.

The property offered for sale with **NO ONWARD CHAIN** also benefits attractive painted windows and gas central heating. As well as parking in front of the property, additional gated permit parking facilities for the residents can be found at the start of the development.

\*\*Please note that there is a residents charge of £30.00 per month to cover the communal grounds and gated parking area.

## DIRECTIONS

On leaving Westbury High Street turn right into Edward Street. At the T junction turn left onto the Bratton Road where the development can be found shortly afterwards on the right hand side. On entering the development the property can be found up at the top.

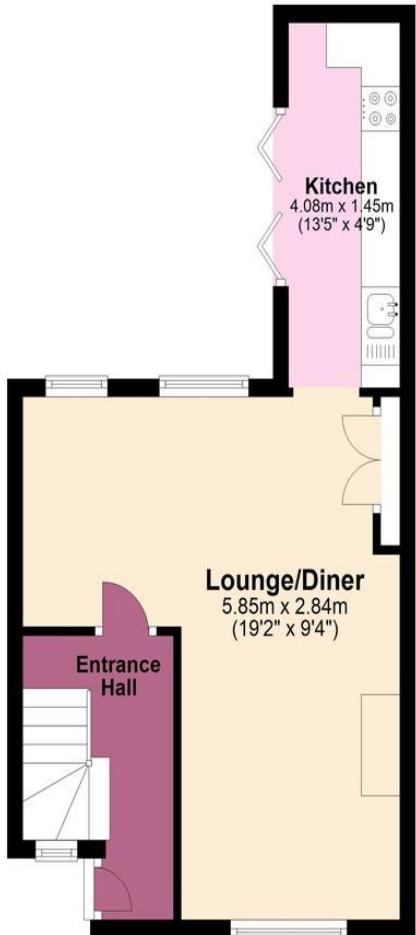
## COUNCIL TAX B & EPC RATING EXEMPT

TENURE Freehold



## Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)



**Note:** The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

**Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

