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The Old Mill House, Edward Street

**£850 pcm**



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**Call Forest Marble 24/7 to book your viewing of this beautifully presented two bedroom top floor apartment found a comfortable stroll from local amenities. The property enjoys accommodation over two floors, including two reception rooms, modern kitchen and bathroom. Accessed via stairs to the front, with allocated parking found in the car park. Available December, contact us today to book your viewing.**

### **Situation**

The Wiltshire Town of Westbury lies close to the border with Somerset, at the North West edge of Salisbury Plain, and is most notable for its White Horse carved into an ancient hill fort overlooking the town and surrounding countryside. The town is centred around the historic market place boasting a variety of shops and public amenities. The Victorian swimming Baths, built by William Laverton to celebrate the golden jubilee of Queen Victoria, remain one of the longest serving indoor swimming baths in the country. Whilst the Fifteenth Century All Saints Church, right at the heart of the town, hold claim to the heaviest peal of eight bells in the world. Westbury is one of the area's best locations for commuters, with convenient road access links into nearby towns of Bath, Salisbury, Frome, Chippenham and Swindon, as well the M4 corridor. Westbury Railway Station has also become a major attraction to the area as it provides routes into major commuter hubs including trains to London Paddington station in under an hour and twenty minutes.

### **Rooms**

#### **Entrance Hall**

As you step through the front door of the property you will find yourself in the entrance hall which leads on to the stairs to the first floor, dining room, kitchen, main bathroom and living room.

#### **Dining Room**

This room offers plenty of potential, whether this serves as a dining room, a work from home office or even a further bedroom.

#### **Kitchen**

Comprised of a range of stylish black wall and base units topped with roll top work surface with an inset one and a half sink and drainer unit. Integrated fridge freezer and washing machine. New electric hob under the cooker hood and an electric oven.

#### **Bathroom**

The main bathroom sits on the first level of the property and is made up of a bath with shower over and mixer taps, pedestal wash hand basin and low level WC. Tiling to the splashbacks and wall lights.

#### **Living Room**

A gorgeous, light and airy living room which has recently been redecorated. With two large windows offering rooftop views, one with window seating and wood effect flooring. Plenty of space in this room for your sofa and other living room furniture.

#### **Landing**

The carpeted stairs and landing provides access to the two bedrooms upstairs.

#### **Bedroom One**

This double bedroom sits at the top of the property and enjoys lots of natural light. Recently decorated with fresh white walls, this is a perfect room to create your main bedroom. A door leads into the en-suite.



**En-Suite**

Comprised of a W/C, a corner shower cubicle and electric shower. The wash hand basin sits on top of lots of useful additional storage. Tiling to the splash backs and extractor fan.

**Bedroom Two**

This bedroom would be brilliant as a guest room, dressing room or single bedroom. With a handy built in storage unit tucked away in the corner.

**Parking**

This property benefits from one allocated parking space in the car park.

**Directions**

From Warminster, take the Waminster Road (A350) and continue into Westbury. Continue along Warminster Road until you reach the B3098. Turn left onto Edward Street and at the next roundabout turn right into All Saints Crescent. The car park for The Old Mill House can be found through the archway on your right hand side.

**Agents Notes**

Please note, being a top floor apartment the property is accessed via three flights of stairs and there is no access to a lift. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.

### Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [lettings@forestmarble.co.uk](mailto:lettings@forestmarble.co.uk)

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