



Leighton Park Road, Westbury

oieo £300,000

Council Tax Band C Tax Price £2,071.36 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this deceptively spacious two bedroom bungalow sitting within a tranquil position surrounded by similar residential homes and boasting generous accommodation and living spaces. The home offers two double bedrooms, fantastic conservatory come sun room that serves as reception and dining space, contemporary fitted kitchen and good size living room featuring a log burning stove and double doors opening onto the front garden. The external space is a very pretty and well maintained, featuring landscaped low maintenance gardens to both the front and rear of the bungalow. You will also find a single garage with driveway parking to the side. Please follow this link to view the virtual tour:

[Click Here](#)

Situation

Leighton Park Road is a quiet residential area on the edge of Westbury and within easy reach of the town centre. 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.

Key Features

- Deceptively Spacious Two Bedroom Bungalow
- Contemporary Fitted Kitchen
- Well Proportioned Living Spaces
- Attractive Sun Room
- Low Maintenance Garden
- Garage and Private Driveway



Rooms

Entrance Hall

5'9" x 4'1" (1.75m x 1.24m)

Inner Hallway

12'10" x 4'5" (3.91m x 1.35m)

Kitchen

10'3" x 7'5" (3.12m x 2.26m)

Living Room

11'10" x 17'10" (3.61m x 5.43m)

Conservatory/Sun Room

11'2" x 11'7" (3.40m x 3.53m)

Bedroom One

11'11" x 11'8" (3.63m x 3.56m)

Bedroom Two

10'4" x 10'8" (3.15m x 3.25m)

Bathroom

10'3" x 7'5" (3.12m x 2.26m)

Garden Room/Cabin

9'7" x 12'8" (2.92m x 3.86m)

Garage

8'5" x 16'10" (2.57m x 5.13m)

Garden

Externally the low maintenance garden is mainly laid with patio, there are shingle flower beds with mature and pretty trees and bushes filling the with colour throughout the year.



Directions

Upon entering Westbury on the A350 Warminster Road, from the South take the first exit, left, at the mini roundabout at Chalford and then take the first left hand turn onto Rothe Rise. Proceed up the hill and the road will lead onto Leighton Park Road where the property will be on your right hand side.

Agent Notes

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 <p>Ground Building 1</p>	 <p>Ground Building 2</p>	 <p>Approximate total area⁽¹⁾ 1094.48 ft²</p>
 <p>Ground Building 3</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

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