



5 CHAPEL CLOSE, BRATTON, WESTBURY, BA13 4RA

£190,000

- 3 BEDROOM PERIOD HOME
- ATTRACTIVE SETTING
- DUAL ASPECT SITTING ROOM
- DINING ROOM
- FITTED KITCHEN
- BATHROOM & SHOWER ROOM
- GAS CENTRAL HEATING
- OWN & COMMUNAL GARDENS
- NO ONWARD CHAIN



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This "one off" 3 bedroom double fronted grade II listed period home previously formed part of the old Manse. This spacious home resides within the popular and active village of Bratton which enjoys having a village school, local shop, pub, doctors surgery with dispensary services. Sitting within in a small over 55's development in a quiet position, this well-proportioned home provides an entrance hall with shower room off, a dual aspect sitting room, separate dining room, fitted kitchen, good size bedrooms and a large first floor bathroom with shower facilities.

The property offered for sale with **NO ONWARD CHAIN** also benefits a good level of storage space, some secondary double glazing, gas central heating, private and communal gardens as well as allocated parking.

DIRECTIONS

From the Westbury office follow the road round into Edward Street. At the 'T' junction turn left onto the Bratton Road and continue on this road until you enter the village of Bratton. Turn left shortly before the green into Carpenters Lane following the road round to the left where the entrance for the development can be found on the right hand side straight after the church.

GROUND FLOOR

ENTRANCE

Wooden door to:

ENTRANCE HALL

Radiator.

SITTING ROOM 4.49m (14'9") x 3.89m (12'9")

Secondary glazed sash windows to front and side, door to generous under stairs storage cupboard with shelving, door to rear lobby, two radiators.

DINING ROOM 3.86m (12'8") x 2.67m (8'9") maximum

Sash window to front, radiator, door to:

KITCHEN 2.86m (9'5") x 1.72m (5'8")

Fitted with a matching range of wall and base units with work surfaces over, 1 ¼ bowl sink unit with mixer tap, space for electric cooker, plumbing for washing machine, tiled surrounds, wall mounted gas boiler serving central heating system to radiators, window to side, radiator.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with electric shower, wash hand basin and close coupled WC. Tiled surrounds, shaving point and light, extractor fan, wall mounted mirror, radiator.

REAR LOBBY

Staircase, shelving, radiator, door to:

REAR PORCH

Window to side, door to garden.

FIRST FLOOR

LANDING

Access to loft space, doors to storage cupboard and airing cupboard.

BEDROOM 1 3.93m (12'11") x 2.94m (9'8") excluding fitted wardrobe

Sash window to front, folding doors to fitted double wardrobe with hanging rail and overhead storage, radiator.

BEDROOM 2 3.61m (11'10") x 2.67m (8'9")

Sash window to front, radiator.

BEDROOM 3 2.67m (8'9") x 2.36m (7'9")

Sash window to front, radiator.

BATHROOM

Suite comprising panelled bath with electric shower over, wash hand basin and WC. Tiled surrounds, shaving point and light, mirrored cabinet, window to side, extractor fan, radiator.

OUTSIDE

FRONT

Open communal area of planted borders housing a mixture of shrubs. Block brick paved path leading to the front entrance, open side access to the property's own garden area.

PARKING

Allocated parking for one car is available for the property and the development also has visitors parking available.

SIDE GARDEN

The property has a small private garden area at the side with lawn, and flower beds of shrubs and other plants, as well as a paved area, adjoining the communal garden which runs round the rear of the property.

TENURE & MANAGEMENT COMPANY DETAILS

The property is leasehold and available to residents either 55 or over with only one owner being of this age or alternatively a party registered disabled can purchase the property.

Length of lease: A 999 year lease is available from June 1989.

Management Company: Retirement lease housing association. 2nd Floor, Victoria House, Victoria Road, Aldershot, Hants, GU11 1EJ. Telephone number 01252 356000.

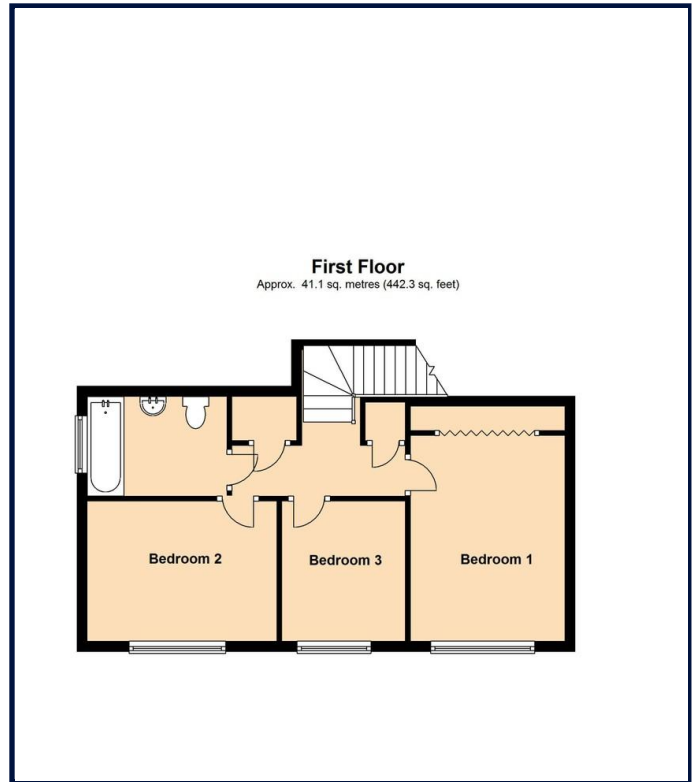
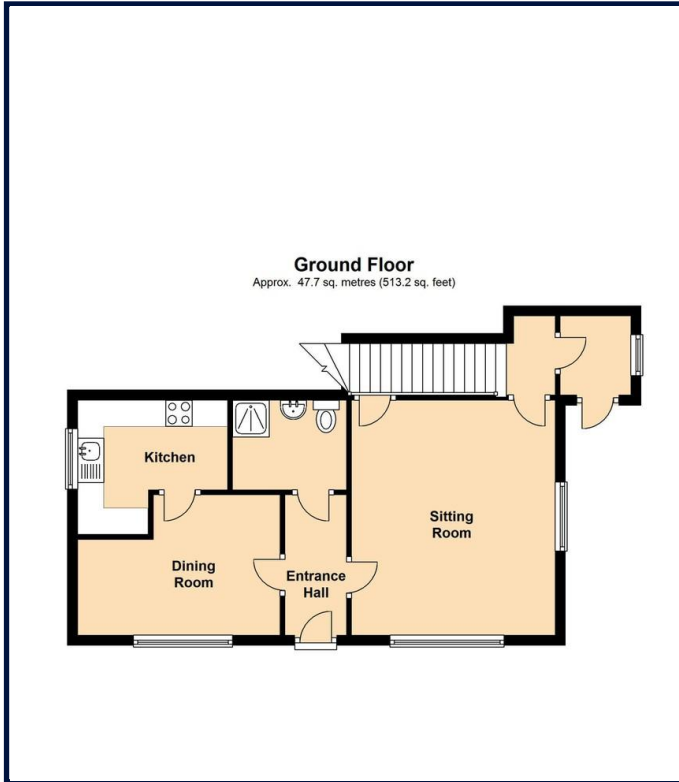
ANNUAL MAINTENANCE CHARGE

An annual charge of £2,215 is payable to the management company which covers the buildings insurance and all external maintenance and structural repairs of the property, care and maintenance of all communal areas and the parking area, annual boiler servicing of the property, regular window cleaning and a telephone care line service if required.

COUNCIL TAX & LOCAL AUTHORITY

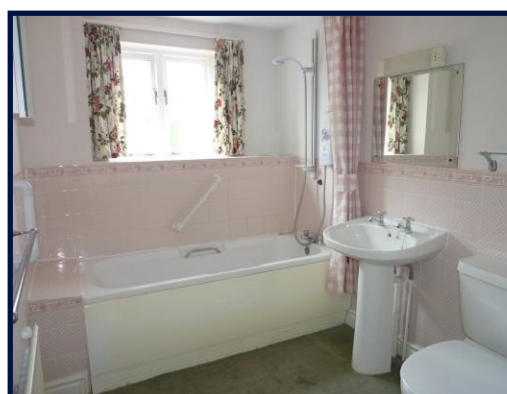
Band D* - £1,539.04 (April 2015 - 2016). For further information, please contact West Wiltshire Council on 0300 4560100. *Bandings for properties altered/extended since 1st April 1993 could be subject to review.

NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



Note: Money Laundering regulations 2003 – 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.



Viewing by appointment with the agents:-

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