

**Appleby &
Townend**
ESTATE AGENTS

**Sold
STC**

3 BEDROOM SEMI-DETACHED | HIGH STREET, WEST LAVINGTON, SN10 | £425,000

DESCRIPTION

SALE AGREED BEFORE GOING TO MARKET!
 Oriel Cottage is a three bedroom semi detached family home located in the beautiful Wiltshire village of West Lavington. With period features, a good amount of living space and in need of a little TLC.

Through the entrance porch and front door there is an entrance hall, providing access to a good sized double aspect sitting room with a fireplace and sliding doors to the rear garden, a dining room which in turn leads to a fitted kitchen and pantry, a separate utility room, store room and workshop. Upstairs there are two double bedrooms, a single and an updated family bathroom. Outside and to the rear there is a large sunny patio leading down to impressive gardens that are separated in to two sections. One lawned area with a green house and a growing area / orchard through a gate providing plenty of privacy.

There is a front garden and off-road parking for two cars leading to a single garage to the front. All in all, potential for a wonderful family home in a desirable Wiltshire village.

There are plenty of amenities in West Lavington and the surrounding village of Market lavington is close by, including a local store/post office, public house, primary and comprehensive schools, a church, playing field and the renowned Dautsey's School's just a short walk away. The bustling market town of Devizes is just five miles north providing a wider range of shopping, transport and leisure facilities including a thriving weekly market. The larger centres of Bath, Swindon, Salisbury and Bristol are all within commuting distance.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band:

EPC Rating:

Mains electricity, water and drainage.

New oil fired central heating and new oil tank.



KEY FEATURES

- No onward chain
- Double aspect sitting room
- Kitchen and utility room
- Three bedrooms
- Large rear garden and orchard
- Semi detached period property
- Dining room
- Handy store room
- Desirable village location
- Garage and off road parking







TOTAL FLOOR AREA : 1336 .sq.ft (124.1 sq.m.) approx including garage.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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