



40 WEBBS WAY  
BURBAGE

**BREARLEY & RICH**  
ESTATE AGENTS

## **40 WEBBS WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TF**

M4 (Junction 14) Approximately 15 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**A superbly presented and updated semi-detached 2 bedroom bungalow situated in a small close of similar properties within this thriving and well-served village. The property is ready to move in to and benefits from a generous and private west facing rear garden.**

### **FOR SALE WITH NO ONWARD CHAIN**

- \* Hallway \* Wonderful open plan kitchen/dining and sitting room \* Utility room \* Two generous bedrooms \*
- \* Wet room \* Driveway parking \* Pretty west facing rear garden with garden store/workshop
- \* Excellent village facilities and easy access to Marlborough, Hungerford & Pewsey \*



### **Burbage**

Burbage is a very popular and active village, situated on the southern edge of Savernake Forest and offering plenty of local clubs and societies and amenities. Facilities within the village include a shop, village hall, British Legion, primary school, petrol station with post office, a doctors surgery, public house and a builders merchant. A comprehensive range of shops and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 6 miles north or 10 miles east respectively.

The countryside surrounding the village is part of the Wessex Downs Area of Outstanding Natural Beauty and offers plenty of opportunities for exploration.



### **The Property**

40 Webbs Way is a much improved semi-detached bungalow offered for sale with no onward chain and presented in very good decorative order throughout. The hallway leads to the wonderful open plan sitting room that is in turn open to the fitted kitchen/breakfast room. The kitchen has been refitted and includes a side-by-side fridge and freezer, a built in electric oven and hob and dishwasher. To the rear of the kitchen is a door leading to separate utility room housing the oil fired boiler and also has a sink and plumbing for a washing machine. The two bedrooms are a good size and finally there is modern wet room bathroom.

### **Outside**

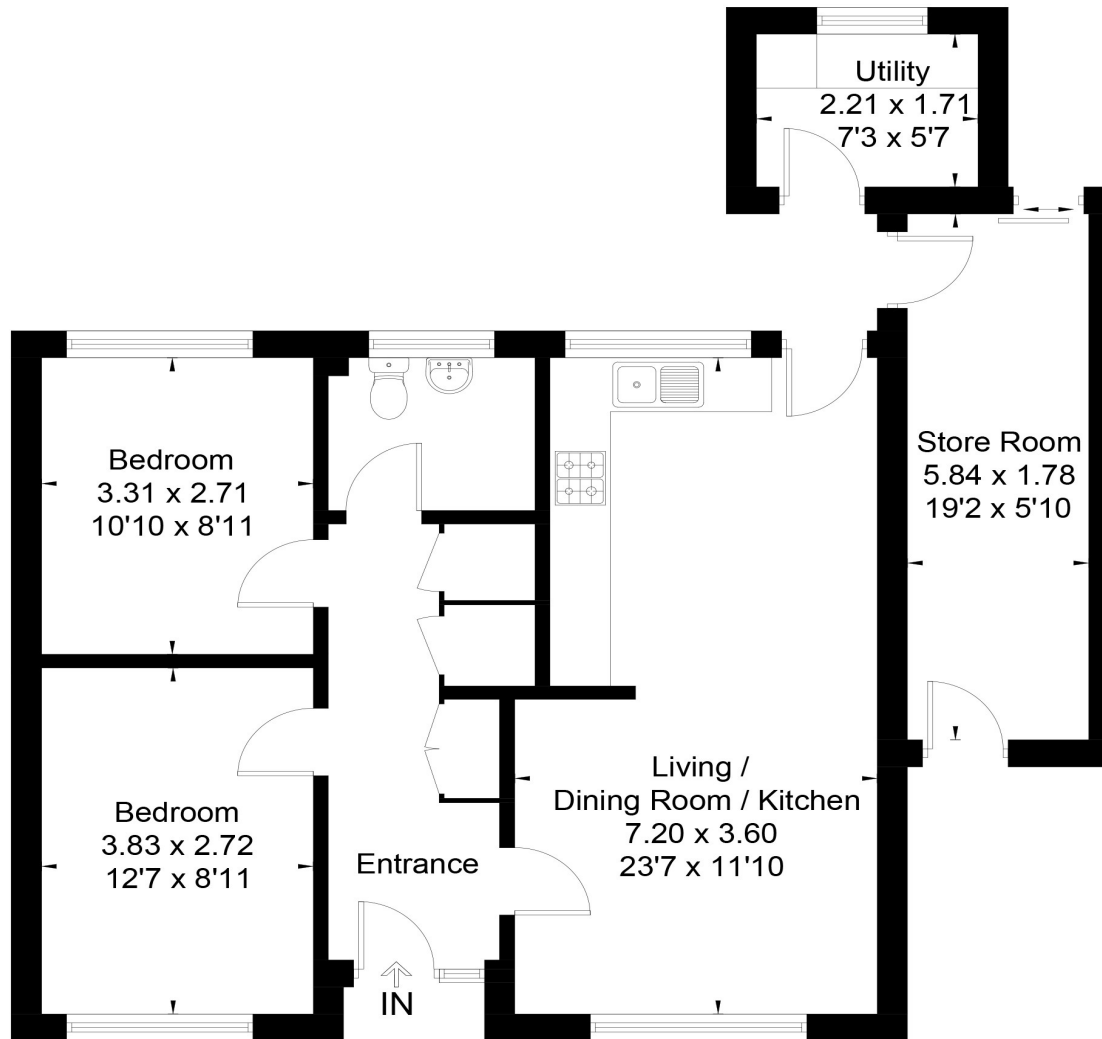
The property is approached from the road to a dropped kerb allowing off-road parking for two vehicles. There is very useful workshop/store which with light and power. The front garden is open plan and laid to lawn. The rear garden is west facing very private and laid to lawn with a natural stone terrace and stocked with mature shrubs.

### **Services**

Mains water, electricity and drainage. Oil fired central heating. Council Tax Band: B.

### **Tenure Freehold**

Approximate Floor Area = 59.6 sq m / 641 sq ft  
 Utility / Store Room = 14.6 sq m / 157 sq ft  
 Total = 74.2 sq m / 798 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107958

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