



📍 3 The Stables The Butts, Westbury, Wiltshire, BA13 3JT

🔗 Auction Guide £350,000

- For Sale By Online Auction
- Thursday 2nd April
- Lot 26
- Guide Price £350,000+

🏡 Freehold

📊 EPC Rating D



LOT 26  
FOR SALE BY ONLINE AUCTION  
THURSDAY 2nd APRIL 2026  
GUIDE PRICE £350,000+

Substantial 5 bedroom detached house about 232m<sup>2</sup> (2,500ft<sup>2</sup>) with a double garage situated in a popular residential area of Westbury. The property is in need of some updating. Ideal investment or family home.

The accommodation comprises on the ground floor; entrance porch, reception hall, study, living room, dining room, 'L' shape conservatory, kitchen and WC. On the first floor; gallery landing, principle bedroom with ensuite, 4 further bedrooms and a family bathroom. The property has double glazing and gas central heating.

At the front is driveway parking for several cars leading to a double garage. To the rear is a good sized garden laid mainly to lawn and pavements.

What3Words ///seated.fallen.exhaling

For further information please go to our auction site.

#### **Situation**

Westbury, Wiltshire, is a charming market town characterized by its historic, scenic setting beneath the iconic Westbury White Horse. It offers a strong community feel, local amenities including shops and schools, and excellent, direct rail links to Bristol, Bath, and London, making it ideal for commuters and families seeking a balanced lifestyle.

#### **Viewings**

To arrange a viewing, contact: Trowbridge Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

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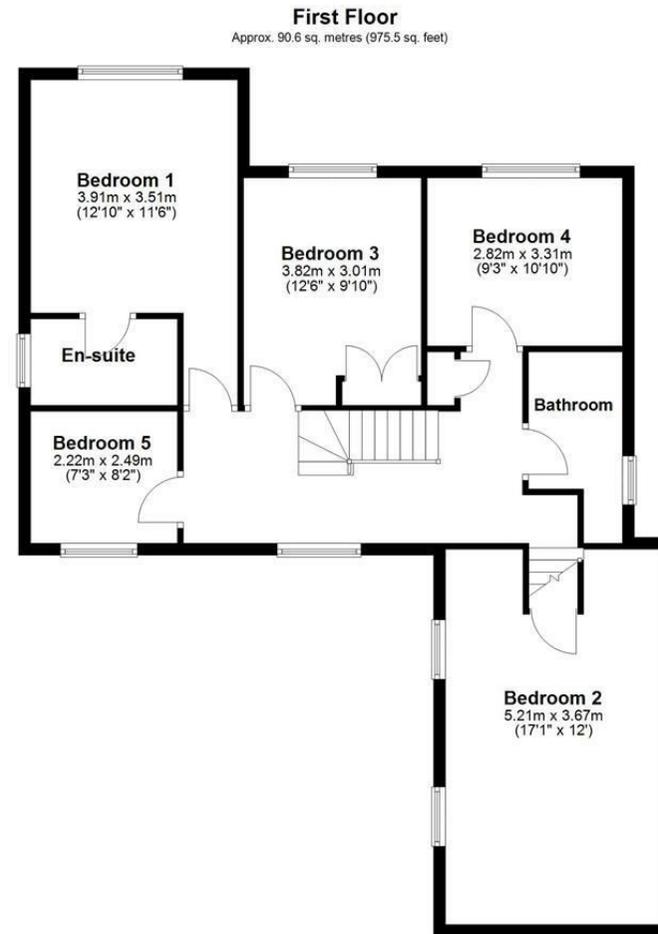
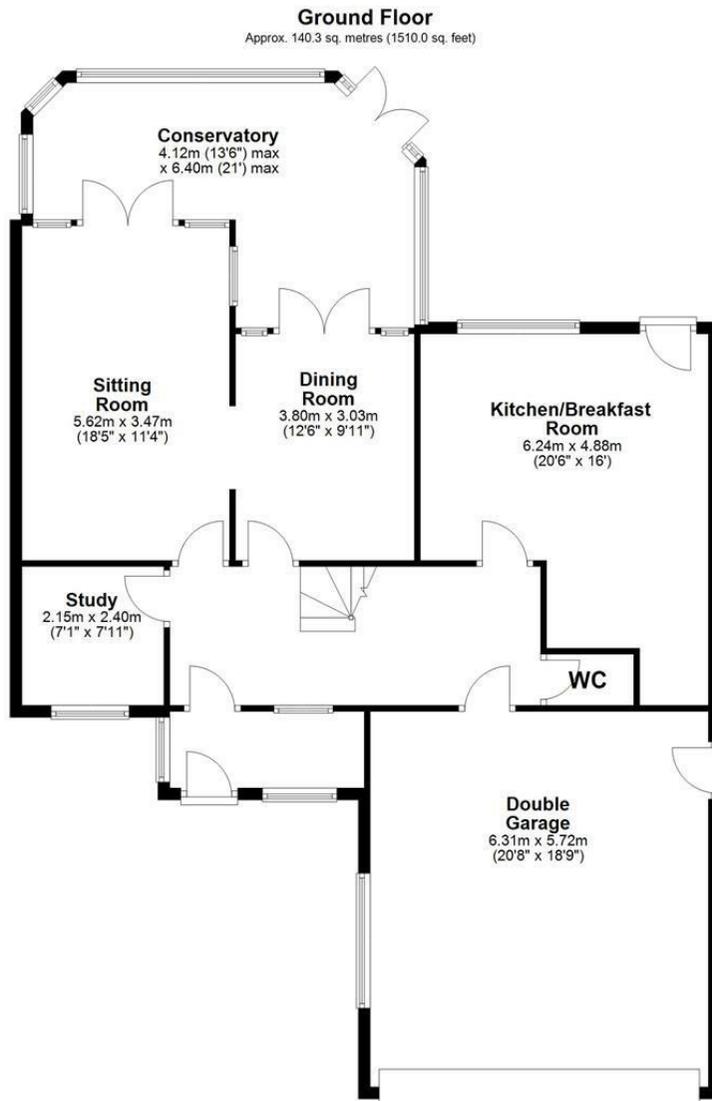
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

#### **Legal Pack**

You can download or pre-register for the legal packs via our website [www.strakers.co.uk](http://www.strakers.co.uk) by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.





Total area: approx. 230.9 sq. metres (2485.5 sq. feet)

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