

TOWN & COUNTRY
ESTATES



4 Common Hill, Steeple Ashton, Wiltshire, BA14 6EB

£250,000

LOCATION

Steeple Ashton is located 3 miles East of Trowbridge, near the Northern edge of one of a low series of hills which rise out of the valley of the Bristol Avon. This highly sought after village has often won the 'Best Kept Village Competition' and is very popular because of the fantastic community between the residents. There is a village bus service to Trowbridge and Devizes. A pub called The Longs Arms offers not only good local beer, but a variety of excellent French and English food. The nearest secondary schools to the village are Lavington school or in Trowbridge; St Augustines Catholic School, The Clarendon College and The John of Gaunt School. Access to Trowbridge town centre is just a 10 minute drive, Bath 30 minutes and travelling to Bristol takes up to an hour. Just a short walk away is a small picturesque village of Great Hinton.

DESCRIPTION

A spacious three double bedroom period terraced cottage, situated in the sought after village of Steeple Ashton. This charming property has been well looked after and boasts character throughout. The accommodation comprises a entrance hall, sitting room, dining room, kitchen, rear hall, cloakroom, on the first floor three double bedrooms and a bathroom. Further benefits to the property include Upvc double glazing, off road parking, garage and rear garden.

ENTRANCE HALL

You enter the property through a solid wood ½ obscure glazed door, with stairs leading to the first floor and landing. Attractive wooden flooring. Built in bookcase and radiator. Doors to under stairs cupboard and sitting room.

SITTING ROOM

4.66 X 3.74
(15'3" X 12'3")

There are two double glazed windows to the front. Large feature fireplace with log burning stove. Attractive wooden flooring, wall lights and radiator.

DINING ROOM

3.53 X 2.58
(11'7" X 8'6")

Obscure Upvc double glazed window to the side. Ceramic flooring. Built in cupboard. Door leads to the rear hall/cloakroom, which opens to the kitchen.

KITCHEN

3.54 X 3.53
(11'7" X 11'7")

There is a Upvc double glazed window to rear, a range of matching base and wall units with roll top work surfaces and tiled splash backs. A stainless steel electric cooker with built in halogen hob with extractor fan over. Stainless steel 1 ½ inset sink with chrome mono taps, porcelain flooring, space for fridge/freezer, plumbing for washing machine and dishwasher. LED spotlights and radiator. A wall mounted Worcester Greenstar combination boiler supplies domestic hot water and radiator heating.



REAR HALL

Fully glazed Upvc door to rear garden. Ceramic flooring. Door to cloakroom.

CLOAKROOM

Obscure Upvc double glazed window to the rear. Ceramic flooring and tiled splash backs. The suite comprises of a dual flush close couple W.C, vanity cupboard with basin over and mono taps.

FIRST FLOOR LANDING

Doors leading to three double bedrooms and the family bathroom. Door to airing cupboard providing storage and shelving.

BEDROOM ONE

3.56 X 3.53
(11'8" X 11'7")

Upvc double glazed window to the rear and radiator.

BEDROOM TWO

3.77 X 3.75 MAX 3.21 MIN
(12'4" X 12'4" MA X 10'6" MIN)

There is a double glazed window to the front, built in double wardrobe and radiator.

BEDROOM THREE

3.47 X 2.80
(11'5" X 9'2")

Bedroom three has a double glazed window to the front, access to loft space and a radiator.

FAMILY BATHROOM

Two obscure Upvc double glazed windows to the rear. The suite comprises a panelled bath with chrome mixer taps and shower attachment, enclosed shower cubicle with Triton shower, vanity cupboard with basin over and close couple W.C. Tiled splash backs, extractor fan and radiator.

EXTERIOR

GARAGE

Both the driveway and garage can be found to the rear of the property.

REAR GARDEN

Enclosed by wooden fencing and hedgerow. Laid to lawn with rear gate, garage and driveway.

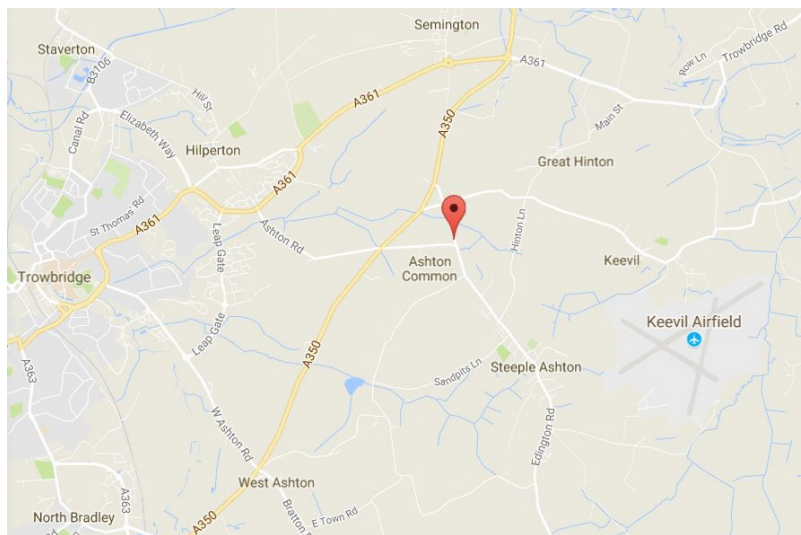
ADDITIONAL INFORMATION

Council Tax Band - C

DIRECTIONS

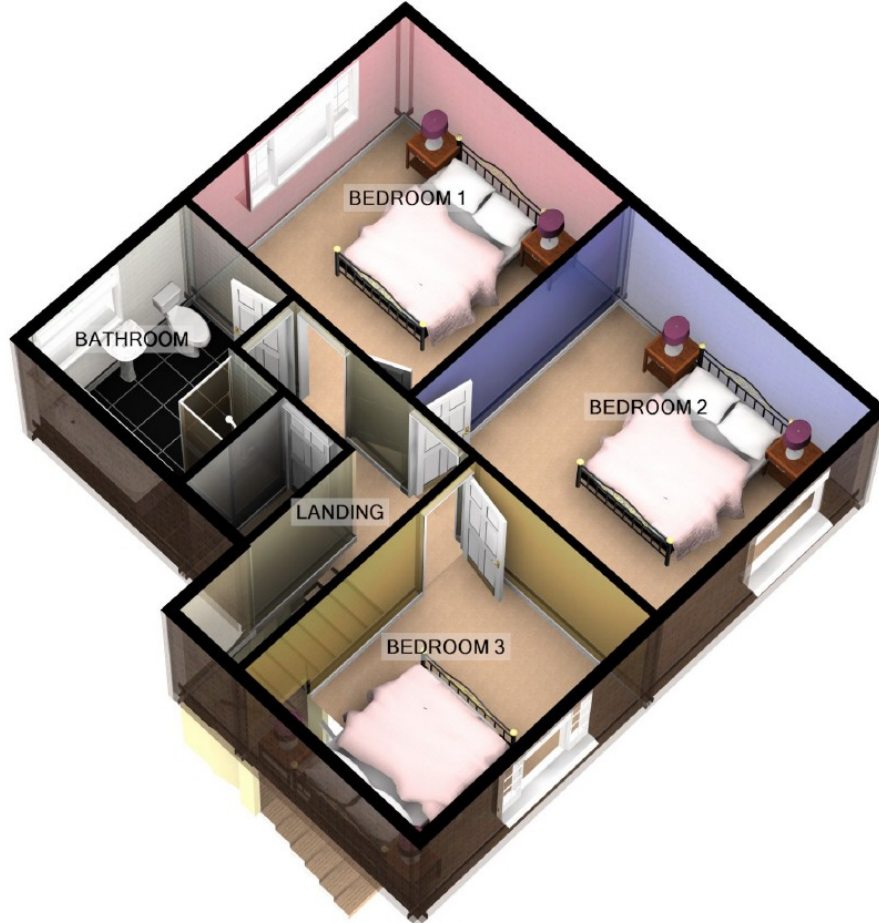
From the Trowbridge office go down Wicker Hill and turn left at the mini roundabout, go past the Shires shopping centre into Bythesea Road. At the next roundabout with traffic lights take the second exit and stay in the left hand lane. At the mini roundabout take the third exit onto the Hilperton Road A361 and at the next roundabout turn right onto Hilperton Drive. Go straight over the the next roundabout and at the next roundabout take the third exit following the signs for Steeple Ashton. At the crossroads go straight across and then at the T-junction turn right onto Common Hill.

**TO VIEW THIS PROPERTY PLEASE CALL
OUR TROWBRIDGE OFFICE ON 01225 776699
OR OUR WESTBURY OFFICE ON 01373
824444.**









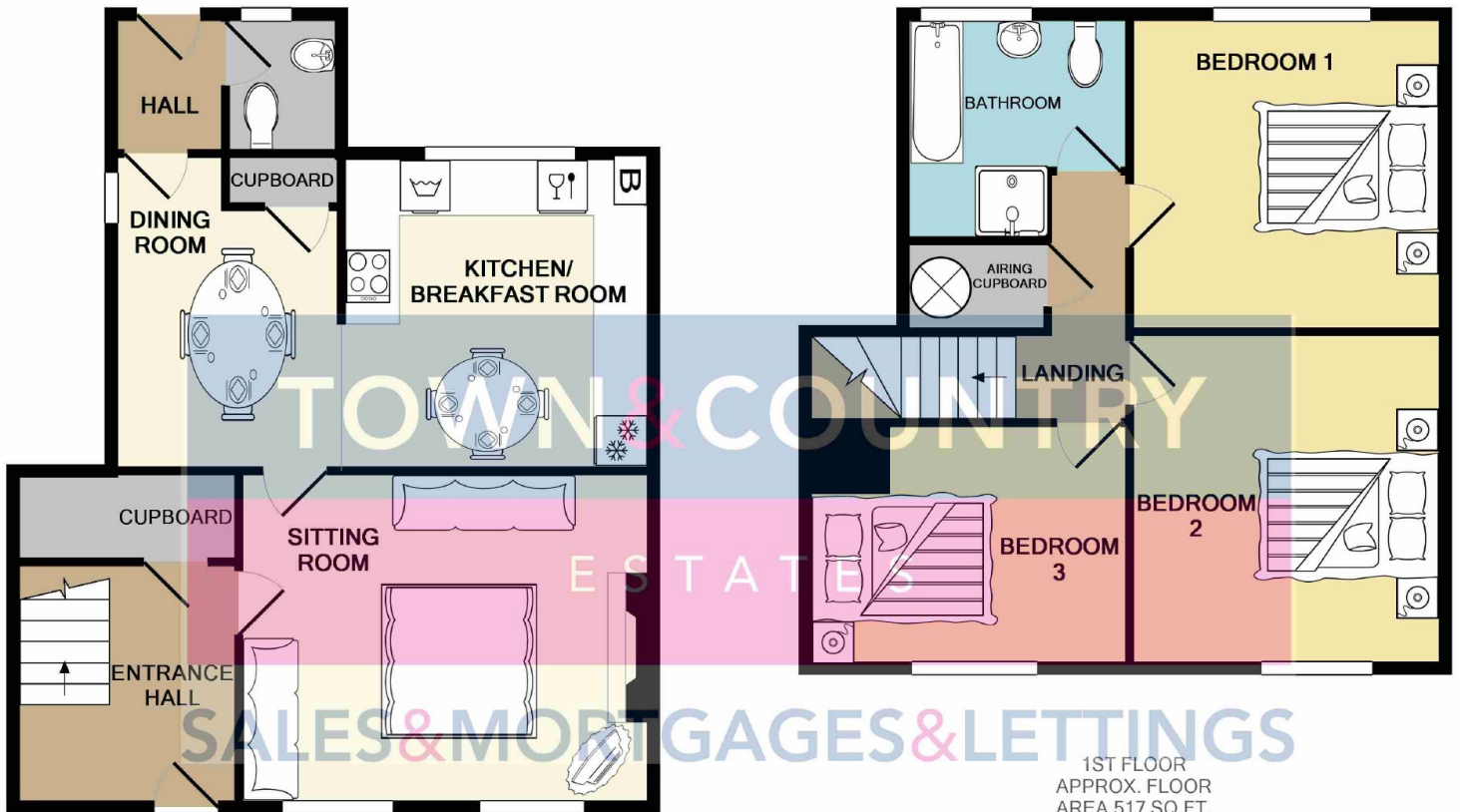
1ST FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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GROUND FLOOR
 APPROX. FLOOR
 AREA 568 SQ.FT.
 (52.7 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 517 SQ.FT.
 (48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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