

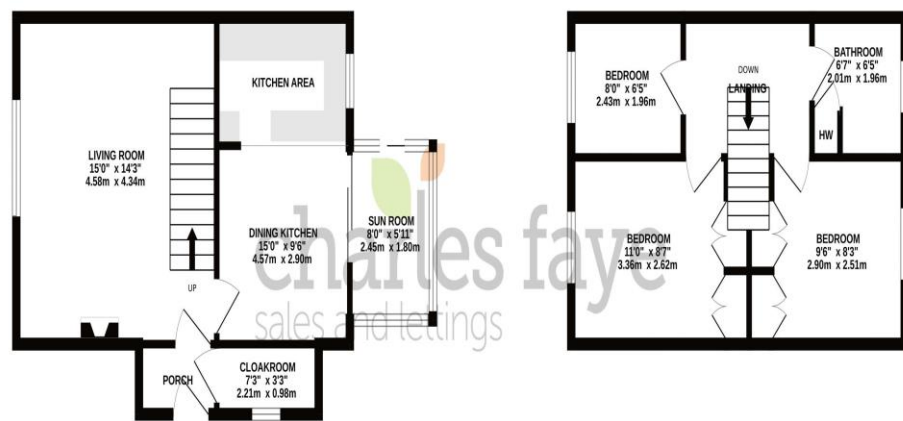
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Follow the road along passing through the set of traffic lights. Proceed straight across at the next roundabout in to new Road and straight over at the double mini roundabout heading towards Cherhill. Continue for approximately 1 mile, passing Holy Trinity School on the left. Take the next turning on the right in to Trinity Park and the property can be found on the right hand side indicated by the 'For Sale' board.



GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA - 799 sq.ft. (74.3 sq.m.) approx.  
Made with Metropol 02024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band C

## PROPERTY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		86
C	(69-80)		
D	(55-68)		70
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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29 Trinity Park  
Calne, SN11 0QD

£274,000

'People & property are always at the heart of whatever we do'

  
charles faye  
sales and lettings



## 29 Trinity Park, Calne

**\*\* CHAIN FREE! \*\*** A semi detached family home with the added bonus of driveway parking, a single garage and a delightful rear garden. The property is situated in a popular residential area and benefits from being close to countryside walks, easy access to schools within the area, sports recreational facilities and the nearby Bowood Estate. The ground floor includes, a 15'9 x 14'3 living room, an open plan dining kitchen, a sun room and guest cloakroom. Upstairs there are three bedrooms and family bathroom. The pretty rear garden is fully enclosed with an area for outside entertaining and has rear access to the garage. The property does require some cosmetic updating throughout.

- **Semi Detached Home**
- **Dining Kitchen**
- **Guest Cloakroom**
- **Driveway Parking**
- **Popular Location**
- **15'9 x 14'3 Living Room**
- **Three Bedrooms**
- **Single Garage**

### PROPERTY FRONT

Pathway leading to entrance porch.

### ENTRANCE PORCH 5' 6" x 3' 3" (1.68m x 0.99m)

Door to living room and guest cloakroom, telephone point.

### GUEST CLOAKROOM 7' 3" x 3' 3" (2.21m x 0.99m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., wall mounted wash hand basin with tiled splash backs, wall mounted electric heater, vinyl flooring.

### LIVING ROOM 15' 0" x 14' 3" (4.57m x 4.34m)

Upvc double glazed window to front, ceiling coving, stairs rising to first floor, gas fire, radiator, television point, door to dining room.

### DINING KITCHEN 15' 0" x 9' 6" (4.57m x 2.89m)

Upvc double glazed window to rear, with an open plan feel the kitchen area is fitted with wall and base cabinets



with work surface over, stainless steel sink unit, tiled splash backs, builtin electric oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, space for further appliance, wall mounted gas boiler, radiator, upvc double glazed sliding door leading to garden room.

### SUN ROOM 8' 0" x 5' 11" (2.44m x 1.80m)

Glass panels with sliding door to patio.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, doors leading to bedrooms and family bathroom, radiator.

### BEDROOM ONE 11' 0" x 8' 3" (3.35m x 2.51m)

Upvc double glazed window to front, a range of built in wardrobes, radiator.



### BEDROOM TWO 9' 6" x 8' 3" (2.89m x 2.51m)

Upvc double glazed window to rear, a range of built in wardrobes, radiator.

### BEDROOM THREE 8' 0" x 6' 5" (2.44m x 1.95m)

Upvc double glazed window to front.

### BATHROOM 6' 7" x 6' 5" (2.01m x 1.95m)

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over and shower screen, tiled surrounds, radiator, airing cupboard housing hot water cylinder.



### EXTERNALLY

#### FRONT GARDEN

A delightful front garden, laid to lawn with pretty flowers and shrubs.

#### DRIVEWAY

Gravelled driveway leading to single garage.

#### GARAGE

Up and over door, eaves storage, power and light, window to rear, personal door to rear.

#### REAR GARDEN

A delightful rear garden which is fully enclosed and laid to lawn. The perimeter borders are filled with an abundance of flowers and shrubs. Paved patio area ideal for relaxation.

