



Connells

Wynsome Street
Southwick Trowbridge

Wynsome Street Southwick Trowbridge BA14 9RG

for sale guide price
£315,000



Property Description

Located in the semi rural village of Southwick, is this Semi Detached Three Bedroom Family Home. Sitting on a generous size plot and benefiting from privacy & seclusion through mature trees and shrubs to the front and rear. Access is available via a track that runs to farmland across the rear of the neighbouring properties, and provides ample parking on the driveway at the end of the garden.

Southwick is a popular village with it's Country Park, Village Pub, Village Hall with Large Playing Field which, every August Bank holiday holds the Village Flower Show & Fete.

A particular feature of this property is the larger than average rear garden with numerous seating & entertaining areas, which overlooks nearby farmland and countryside.

Accommodation comprises Entrance Porch, Lounge, Kitchen / Dining Room, Large Utility Room, Further Reception Room & Sun Room whilst to the first floor there are Three Bedrooms & Family Bathroom.

Outside the property is screened to the front by mature hedging & tree's.

Connells highly recommend an early viewing in order to appreciate the versatile & spacious accommodation throughout along with it's location.

Please Note: Main photo is of rear garden & house.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Glass panelled door to front. Tiled floor. Access to Entrance Hall.

Lounge

15' 11" max x 11' 1" max (4.85m max x 3.38m max)

Dual aspect room with windows to both front and rear. Two radiators. Electric log burner. Solid wood floor.

Reception Room

13' 3" max x 10' 4" max (4.04m max x 3.15m max)

Window to front. Sliding door to Sun Room.

Dining Room

15' 11" max x 10' 11" max (4.85m max x 3.33m max)

Open plan to Kitchen. Window. Radiator. Hardwood flooring. Storage cupboards.

Sun Room

Glazed room overlooking garden.

Kitchen

13' 8" max x 9' 2" max (4.17m max x 2.79m max)

Window overlooking garden. Comprising a range of wall & base units with work surfaces over and splashback tiling. Inset sink drainer. Built in electric oven and inset induction hob. Integrated fridge freezer. Radiator. Access to Utility Room.

Utility Room

14' 7" max x 12' max (4.45m max x 3.66m max)

Base units with work surface over. Space for appliances. Integrated under counter fridge. Door to garden.

First Floor Landing

With stairs from ground floor. Window to rear. Doors to Bedrooms & Bathroom.

Bedroom One

12' 1" x 10' 11" (3.68m x 3.33m)

Window to front. Built in wardrobe. Radiator.

Bedroom Two

13' max x 12' 3" max into door (3.96m max x 3.73m max into door)

Window to front aspect. Built in wardrobe. Built in airing cupboard.

Bedroom Three

8' 9" max x 7' 9" max (2.67m max x 2.36m max)

Window overlooking garden. Radiator. Laminate flooring.

Family Bathroom

Window to rear. Suite comprising bath with shower over, wash hand basin & low level wc. Radiator.

Front Garden

Mature hedging to boundary & mature magnolia and lilac trees. Laid to lawn with herbaceous borders.

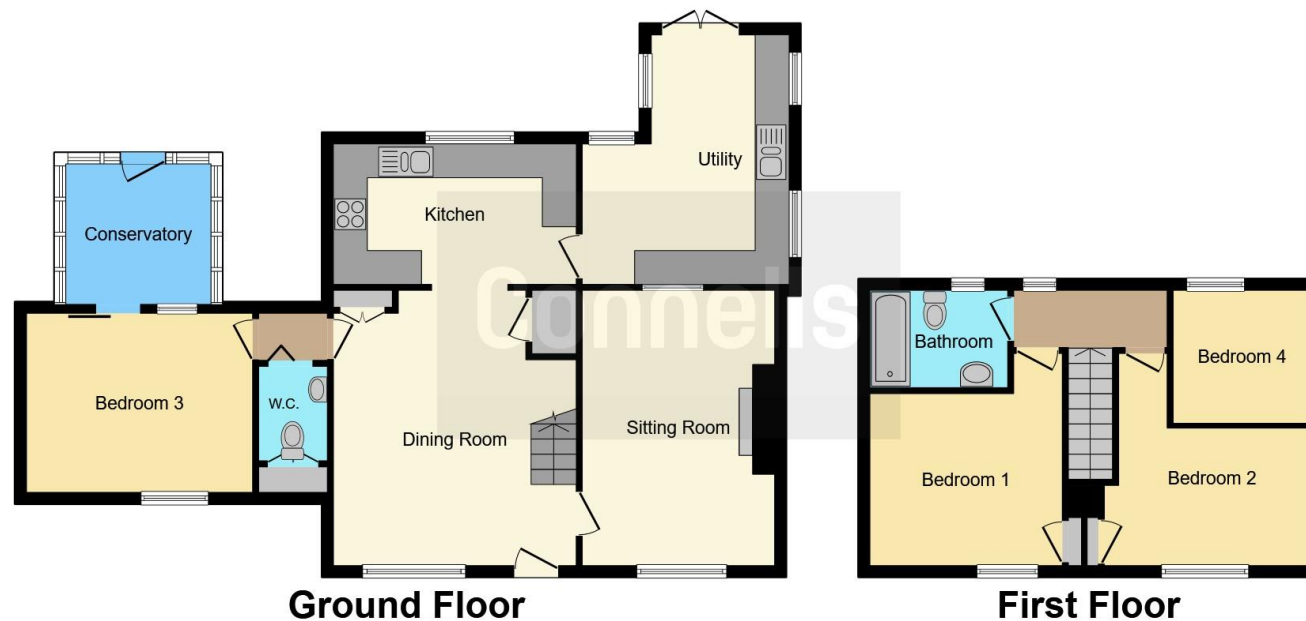
Rear Garden

Larger than average rear garden comprising areas laid to lawn, paved patio area & seating / entertaining area with gazebo over. Large gravelled driveway accessed from the track that runs along the rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: F

Tenure: Freehold

view this property online [connells.co.uk/Property/TWB307346](https://www.connells.co.uk/Property/TWB307346)



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