



**Wrights**  
01225 755553

Westbourne Mews, Trowbridge, Wiltshire, BA14 9EX

£220,000

Wrights Residential are delighted to present this spacious two bedroom coach house, tucked away in an exclusive gated development within walking distance of Trowbridge Town centre and railway station. Built to a high specification, the property enjoys many features including a stunning Kitchen with open plan Living/Dining area, well appointed Bathroom, PVCu double glazing, gas central heating allocated parking space and an enclosed courtyard garden.

Sold as Freehold.



**Spacious two bedroom coach house**

**Situated within walking distance of Trowbridge town centre and railway station**

**Located within an exclusive gated development of just 5 properties**

### **Situation**

The property is tucked away in a small, gated development of just 5 homes, within easy reach of many amenities including Trowbridge railway station, supermarkets, schools, town centre shops, restaurants and cafes.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

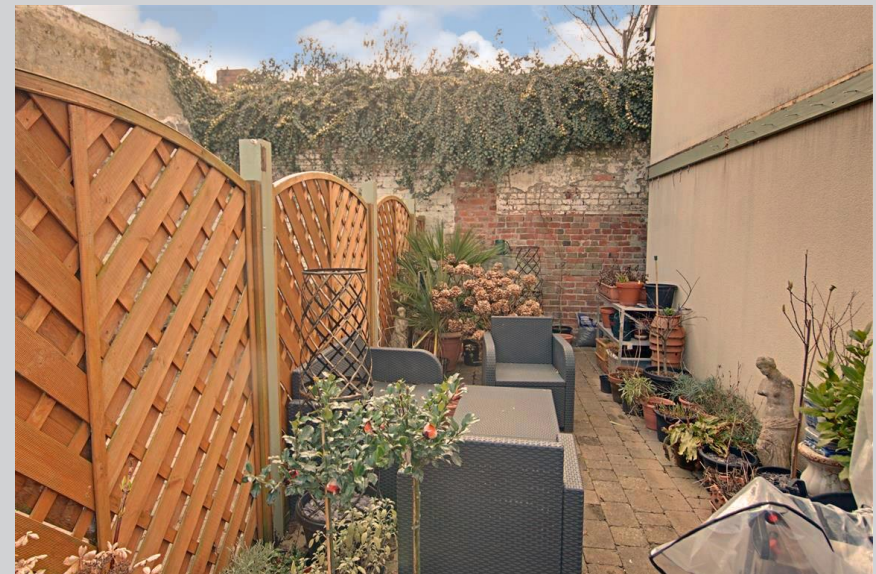
**Stunning Kitchen with open plan Dining/Living area**

**Gas central heating**

**PVCu double glazing**

**Allocated parking**

**Enclosed courtyard garden**



## The property comprises

### Ground Floor

#### Entrance Hall

With double panel radiator and stairs to the first floor.

### First Floor

#### Landing

With glass door to stairway, double panel radiator, airing cupboard housing gas combi boiler and velux window to the rear.

#### Open plan Kitchen/Diner and Living Room

*17' 8" x 15' 9" (5.39m x 4.81m) max*

Lounge/Dining Area With double panel radiator, television point, inset ceiling spotlights, PVCu double glazed window to the front and velux window to the rear. Open plan into...

Kitchen Area With a range of eye level and base units, wood laminate worktops with up stands, integrated electric oven and four ring ceramic hob, integrated fridge, freezer and washer dryer, sink/drainage and velux window to the rear.

#### Bedroom 1 *10' 5" x 10' 0" (3.18m x 3.05m)*

With double panel radiator, large storage cupboard and PVCu double glazed window to the front.

#### Bedroom 2 *7' 7" x 7' 5" (2.30m x 2.27m)*

With double panel radiator and PVCu double glazed window to the front.

#### Bathroom

With white suite comprising bath with mains shower over, close coupled w.c, pedestal hand basin, double panel radiator and velux window to the rear.

#### Externally

The property comes with one allocated parking space and further visitors parking is available. To the side of the property is an enclosed, brick paved courtyard garden, ideal for al fresco dining. This area was previously used as an additional parking space.

#### Council tax

The property is currently in council tax band B.

#### Tenure

The property is sold as freehold. There is currently a service charge payable of £40pcm to cover operation and maintenance of the electric gate, intercom and lighting. The garages underneath are leased to other properties on the development. No income is derived from these leases.



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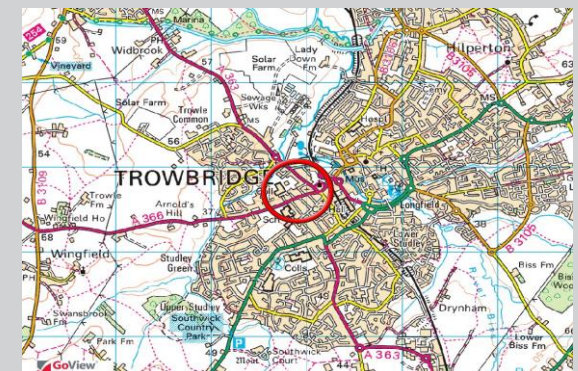
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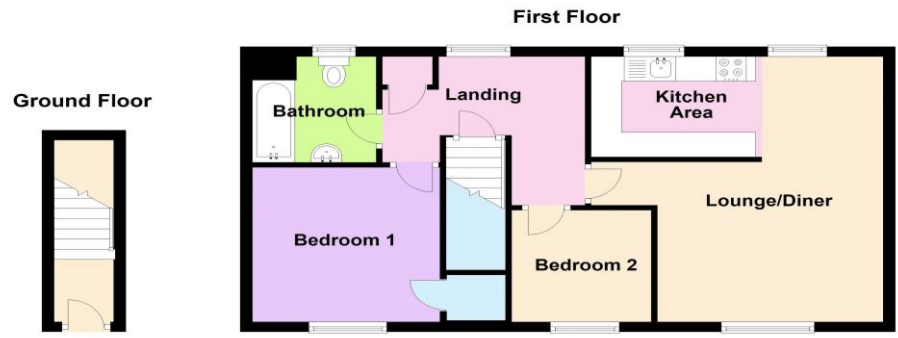
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### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.