



Wrights
01225 755553

Pitman Court, Trowbridge, Wiltshire, BA14 0EL

£210,000

This spacious two bedroom bungalow is situated in a quiet development within easy reach of local amenities. Features include communal gardens and parking, garage, gas central heating, PVCu double glazing, a modern kitchen, spacious lounge, two double bedrooms and a wet room. There is also potential to create a loft bedroom (subject to the relevant consent).

Situation

The property is situated on the Frome side of Trowbridge, close to many local amenities including a Tesco express convenience store and a leisure centre offering a swimming pool and a range of sports facilities.

The town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

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



Two bedroom bungalow

Situated close to local amenities

Gas central heating

PVCu double glazing

Modern kitchen

Wet Room

Spacious lounge

Two double bedrooms

Potential for loft conversion to create third bedroom (subject to consent)

Communal gardens and parking

Garage



The property comprises

Entrance Hall

With PVCu front door, tiled flooring and radiator.

Bedroom 2 9' 4" x 8' 2" (2.85m x 2.50m)

With radiator and PVCu double glazed window to the front.

Bedroom 1 9' 9" x 15' 7" (2.96m x 4.74m)

With wood laminate flooring, radiator, built in wardrobes and PVCu double glazed

Kitchen 9' 5" x 7' 7" (2.88m x 2.30m)

With a range of eye level and base units, wood laminate worktops with tiled splash backs, space for cooker with extractor hood over, space for fridge/freezer and washing machine, wall mounted Worcester gas boiler and PVCu double glazed window to the front.

Lounge 15' 7" x 11' 0" (4.74m x 3.36m)

With radiator, electric fire with wooden surround and PVCu double glazed window to the side.

Wet Room

With electric shower, low level W.C, pedestal hand basin and bidet, fully tiled walls and extractor fan.

Externally

Communal gardens

The property offers a communal garden laid to lawn, as well as a communal washing line area.

Garage and parking

Single garage within a block to the rear. Non allocated off road parking.

Tenure

The property is sold as leasehold with a 999 year lease which commenced in 1984. Service charges are approximately £75 per month which includes buildings insurance, grounds maintenance/ gardening.

Council tax

The property is currently in council tax band B.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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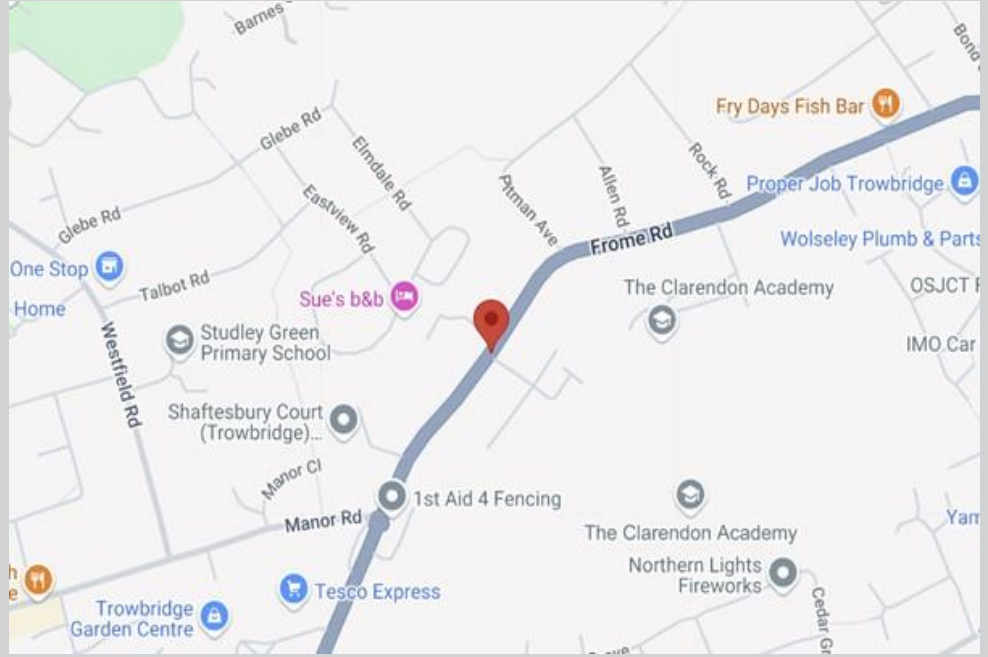
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Ground Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Total area: approx. 52.7 sq. metres (567.1 sq. feet)





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Disclaimer

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