



**Wrights**  
01225 755553

Windemere, Bratton Road, West Ashton, Wiltshire, BA14 6AZ

£425,000

## Situation

The property is situated in the desirable village of West Ashton, close to the market town of Trowbridge with its many amenities. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (4 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Exceptional two  
bedroom detached  
bungalow**

**Idyllic village location**

**Lounge with open  
fireplace**

**Garden room**

**Kitchen/Diner**

**Two double bedrooms**

**Generous and private  
rear garden overlooking  
open countryside**

**Large front garden and  
driveway**

**Garage**

**Oil central heating and  
PVCu double glazing**



This exceptional two bedroom detached bungalow is situated within the sought after village of West Ashton.

The property offers a generous and private rear garden overlooking open countryside to the rear, as well as a spacious front garden and driveway.

Further features include a lounge with open fireplace, garden room overlooking the rear garden, kitchen/diner, two double bedrooms, oil central heating, PVCu double glazing and garage.

Viewing highly recommended!

#### **The property comprises**

##### **Entrance Hall**

With PVCu front door, parquet flooring, radiator, two storage cupboards and airing cupboard housing hot water cylinder.

##### **Lounge**

*13' 0" x 19' 0" (3.97m x 5.80m)*

With two radiators, open fireplace, sliding patio doors to the garden and PVCu double glazed window to the front.

##### **Garden Room**

*18' 1" x 7' 0" (5.52m x 2.13m)*

With tiled flooring, PVCu double glazed windows to the rear and PVCu sliding patio doors to the rear garden.

##### **Kitchen/Diner**

*16' 8" x 8' 6" (5.08m x 2.60m)*

With tiled flooring, radiator, a range of eye level and base units, worktops with tiled splash backs, integrated double eye level electric oven, ceramic hob with extractor hood over, inset double sink and drainer unit, space for fridge/freezer and washing machine, larder cupboard, oil fired boiler, PVCu double glazed window to the rear and PVCu door to the rear garden.

##### **Bedroom 1**

*16' 8" x 10' 0" (5.09m x 3.06m)*

With radiator and PVCu double glazed window to the front.

##### **Bedroom 2**

*13' 4" x 9' 11" (4.06m x 3.02m)*

With radiator, built in wardrobe and PVCu double glazed window to the side.

##### **Bathroom**

With fully tiled flooring and walls, white suite comprising bath with mains shower over, hand basin with vanity unit and close coupled W.C, radiator and two obscured PVCu double glazed windows to the side.

## Externally

### To the front

The property offers a spacious area laid to lawn and driveway parking in front of the property. A gate provides access to the rear garden.

### Garage

*9' 3" x 16' 8" (2.82m x 5.08m)*

With up and over door to the front, window to the rear, power and light.

### To the rear

The generous enclosed rear garden is thoughtfully designed to provide a private space of tranquility and seclusion. At the heart of the garden lies a charming large garden pond, attracting a diverse range of wildlife. There are two patio seating area and a spacious area laid to lawn, as well as a diverse selection of mature shrubs and fruit trees. Gates to both sides of the property provide access to the front driveway.

## Tenure

The property is sold as Freehold.

## Council tax

The property is currently in council tax band E.

## Services

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

## Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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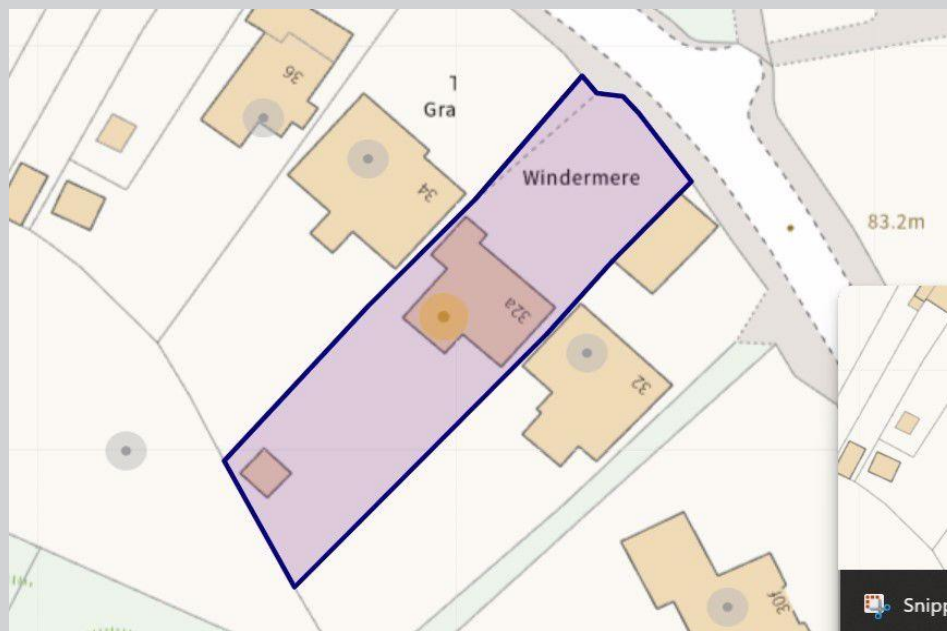
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Approx Gross Internal Area  
119 sq m / 1283 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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## Disclaimer

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