



Wrights
01225 755553

Cottles Barton, Staverton, Trowbridge, Wiltshire, BA14 6FB

£194,950

Situation

The property is situated within the desirable Staverton Marina development, between the towns of Trowbridge and Bradford on Avon. The property offers access to beautiful Canal-side walks and to the Marina. The County town of Trowbridge is just 2 miles away, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. The sought after town of Bradford on Avon also provides access to many more shops, pubs & lovely countryside walks.

Access to London by train is direct via Westbury (8 miles) and indirect via Trowbridge. The world heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



**One bedroom detached
Coach House**

**Situated within the
popular Staverton Marina
development**

Gas central heating

PVCu double glazing

**Spacious open plan
kitchen/diner/living room**

**Large double bedroom
with en-suite bathroom**

Garage

Driveway parking

Freehold property

No chain



This exceptionally spacious and well presented one bedroom detached coach house is situated within the popular Staverton development. Features a spacious open plan kitchen/dining/living area, large double bedroom with en-suite bathroom, gas central heating, off road parking and garage.

Sold as freehold with the benefit of no onward chain.

The property comprises

Entrance hall and stairs

With internal door to garage, radiator and PVCu double glazed window.

Open plan kitchen/living room

19' 10" x 17' 7" (6.05m x 5.36m) max

This extremely spacious room offers two radiator, two PVCu double glazed windows and a modern fitted kitchen with white goods to include integrated oven/hob, fridge/freezer, washing machine and dishwasher.

Cloakroom

With radiator and white suite comprising W.C and hand basin.

Bedroom

19' 10" x 9' 10" (6.05m x 3.00m) max

With two radiators, television point, built in wardrobe, cupboard housing gas combi boiler and two PVCu double glazed windows

En-suite Shower room

With white suite comprising bath with mains shower over, W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window.

Off road parking

Parking is situated to the front and the side of the garage.

Garage

With up and over door to the front, power, lighting and an internal door to the hallway.

Council tax

The property is currently in council tax band B.



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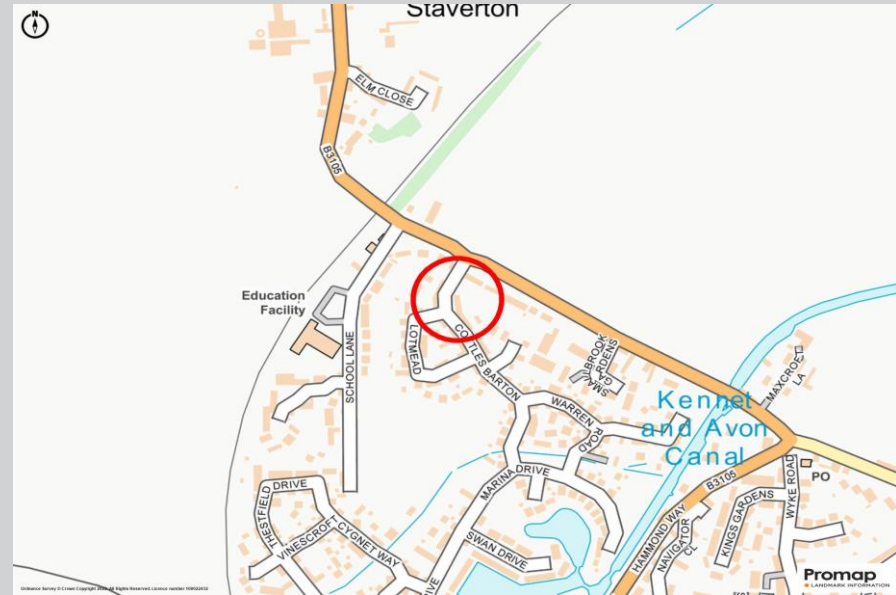
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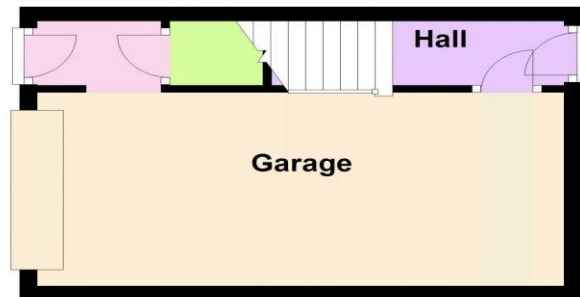
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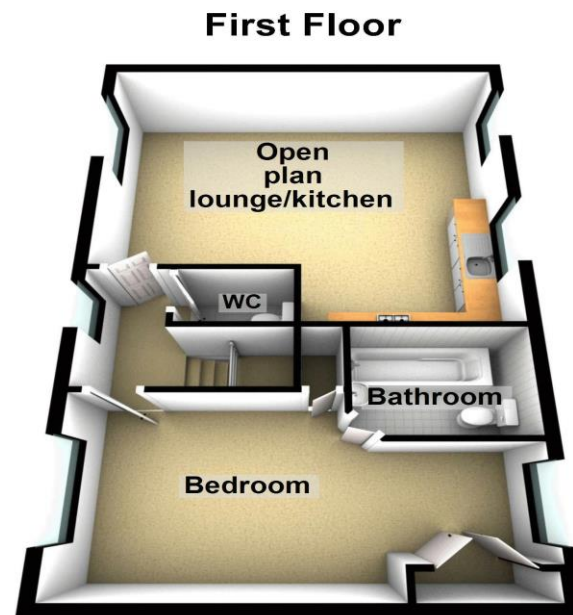
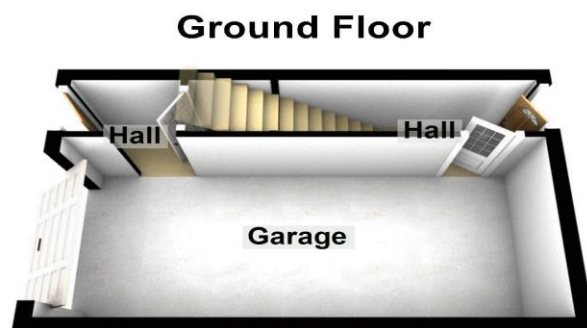


Ground Floor



First Floor







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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 and 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.