



Wrights
01225 755553

Home Mill Buildings, Trowbridge, Wiltshire, BA14 8BD

£300,000

This stunning Grade II listed period property is nestled in a charming row of just six historic homes, perfectly positioned in the heart of Trowbridge town centre. Rich in character, the home boasts an array of original features, including elegant sash windows, high ceilings, and feature fireplaces that add warmth and charm throughout.

The well-proportioned interior includes two spacious reception rooms, a first-floor bathroom, and gas central heating for modern comfort.

Outside, the property enjoys a pretty front garden and a sunny, low-maintenance courtyard garden to the rear - ideal for relaxing or entertaining.

Situation

The property is tucked away in a charming row of just six period homes, offering a rare sense of character and seclusion in the very heart of Trowbridge town centre. It offers easy access to a wide range of shopping and leisure facilities, including a multiplex cinema, numerous pubs, restaurants, and other local amenities.

For commuters, there is direct rail access to London via Westbury (approximately 5 miles away) and indirect services from Trowbridge station itself.

The World Heritage City of Bath is just 11 miles away, renowned for its elegant architecture, excellent shopping, and rich cultural attractions.



Three bedroom period property

Grade II listed

Peaceful location within the heart of Trowbridge town centre

Feature fireplaces

High ceilings
Sash windows
Gas central heating
Pretty front garden
Sunny courtyard garden to the rear



The property comprises

Ground Floor

Entrance Hall

With wooden front door, tiled flooring, radiator and stairs to the first floor with storage cupboard under.

Dining Room 10' 10" x 11' 6" (3.30m x 3.50m)

With wood laminate flooring, radiator and wood framed sash window to the front.

Lounge 16' 3" x 11' 5" (4.96m x 3.49m)

With radiator, feature fireplace with wooden surround and two wood framed windows to the rear.

Kitchen 12' 2" x 5' 7" (3.71m x 1.69m) max

With a range of eye level and base units, worktops with tiled splash backs, integrated eye level double electric oven, ceramic hob with extractor hood over, space for fridge and washing machine, inset sink/drainage unit, wall mounted Worcester gas boiler, wood framed window to the side and door to the rear courtyard.

First Floor

Landing

With linen cupboard.

Bedroom 1 10' 5" x 11' 3" (3.18m x 3.44m)

With built in wardrobes and dressing table, radiator and wood framed sash window to the front.

Bedroom 2 8' 4" x 11' 2" (2.54m x 3.41m)

With radiator and wood framed sash window to the rear.

Bedroom 3 6' 9" x 7' 10" (2.05m x 2.39m)

With radiator and wood framed sash window to the rear.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and obscured wood framed sash window to the front.

Externally

To the front

The generous front garden provides a delightful outdoor space for the new owners to enjoy, featuring a neatly lawned area with a charming circular patio seating area. A garden shed offers useful storage, and a pathway leads to the front door.

To the rear

The low-maintenance rear courtyard garden enjoys a sunny southerly aspect and is laid to patio, providing the perfect spot for outdoor dining or relaxing. Additional features include an outside tap and a rear access gate for added convenience.

Tenure

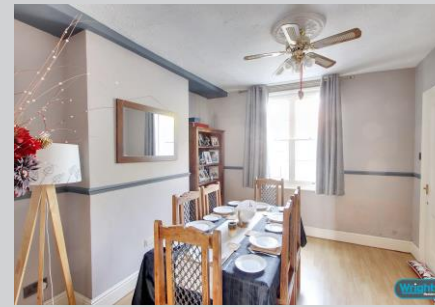
The property is sold as Freehold.

Council tax

The property is currently in council tax band B.

Parking

We have been informed that parking permits are available on Court Street at a cost of £80 per annum for one vehicle or £150 per annum for two vehicles.



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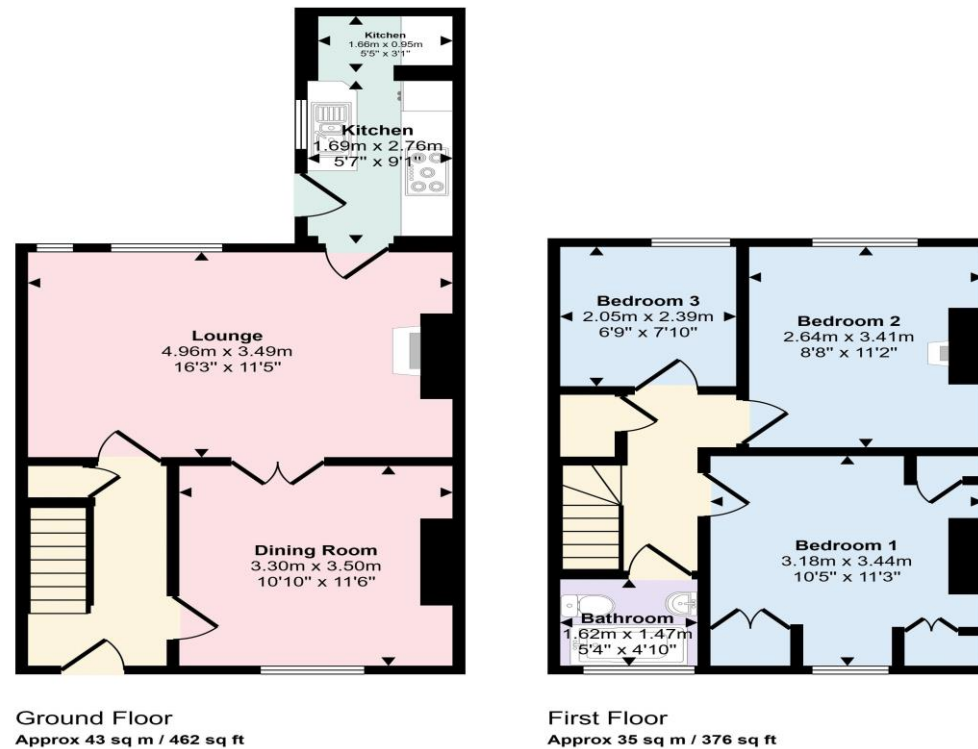


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Approx Gross Internal Area
78 sq m / 838 sq ft



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

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.