Wrights
01225 755553

Blake Court, Staverton, Trowbridge, Wiltshire, BA14 8WE

£270,000

Situation

The property is situated within the popular Staverton Marina development, between the towns of Trowbridge and Bradford on Avon, offering direct 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.

Three bedroom semi detached property

Beautifully presented throughout

Kitchen/Diner

Downstairs W.C

Three generous double bedrooms

En-suite shower room and generous family bathroom

Gas central heating

PVCu double glazing

Pretty courtyard garden

Garage and off road parking

Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

Located in the sought-after Staverton Marina development, just a stone's throw from the picturesque Kennet and Avon Canal, this well-presented three bedroom semi-detached property offers versatile living across three floors.

The ground floor features a welcoming entrance hall, downstairs cloakroom, a modern kitchen/diner, and a bright, airy living room. Upstairs, the first floor comprises two generous double bedrooms and a spacious family bathroom. The second floor is dedicated to a spacious master suite, complete with an en-suite shower room.

Further features include a pretty enclosed courtyard garden, a garage with off road parking, gas central heating and PVCu double glazing throughout.

The property comprises

Ground Floor

Entrance Hall
With radiator and stairs to the first floor.

Cloakroom
With white suite comprising low level W.C and hand basin, radiator and obscured PVCu double glazed window to the front.

Kitchen/Diner *15' 3" x 10' 2" (4.66m x 3.11m) max*
With a range of eye level and base units, worktops with tiled splashbacks, integrated electric oven and gas hob with extractor hood over, one and a half bowl sink/drainer unit, space for fridge/freezer and washing machine, radiator and PVCu double glazed window to the front.

Lounge *18' 3" x 14' 5" (5.56m x 4.40m) max*
With radiator, storage cupboard under the stairs and PVCu french doors opening onto the rear garden.

First Floor

Landing
With cupboard housing pressurised hot water cylinder and stairs to the second floor.

Bedroom 2 *15' 8" x 8' 11" (4.78m x 2.71m) max*
With radiator and PVCu double glazed window to the rear.

Bedroom 3 *22' 11" x 8' 11" (6.99m x 2.73m) max*
With radiator and two PVCu double glazed windows to the front.

Bathroom
With white suite comprising bath with shower attachment over, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Second Floor

Bedroom 1 *21' 8" x 17' 2" (6.60m x 5.22m) max*
With radiator, built in wardrobe and PVCu double glazed dormer window to the front.

En-suite
With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and Velux window to the rear.

Externally

To the front
The front garden is laid to lawn with a path to the front door.

Rear Garden
The pretty enclosed rear courtyard garden offers a patio seating area and an area laid to gravel. A gate provides access to the rear.

Garage and parking
Single garage located underneath a coach house to the rear of the property. Off road parking for one vehicle in front of the garage.

Council tax
The property is in council tax band C.

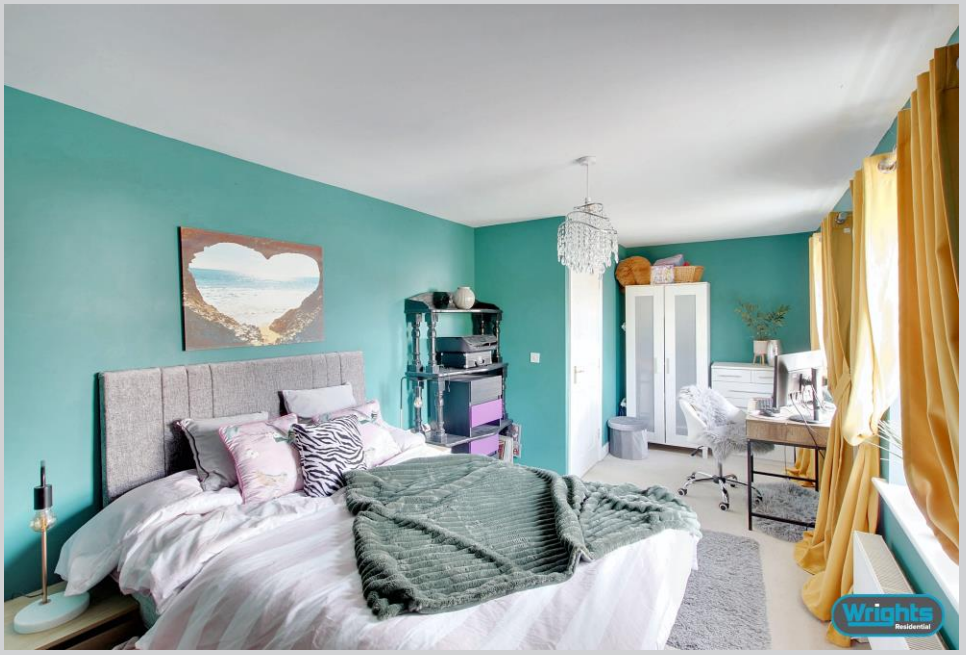
Tenure
The property is sold as freehold.

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
Ultrafast available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH GEM MORTGAGES
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



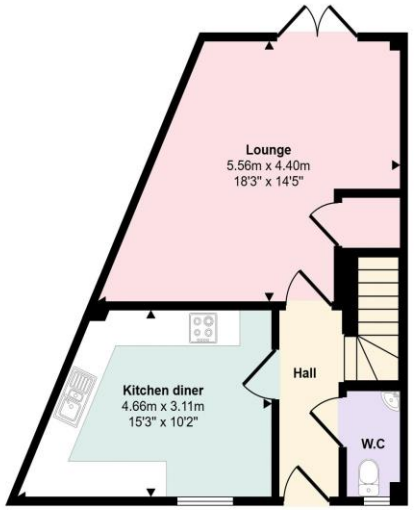
Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553

Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553

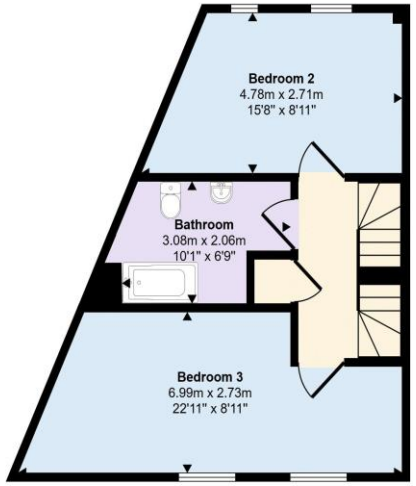
Wrights
Residential

Wrights
Residential

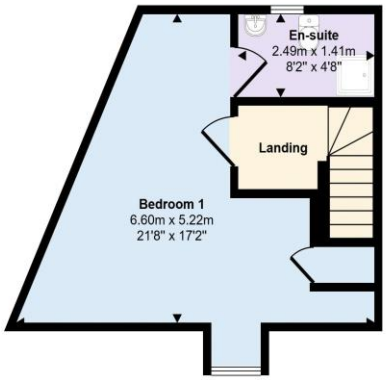
Approx Gross Internal Area
111 sq m / 1194 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft



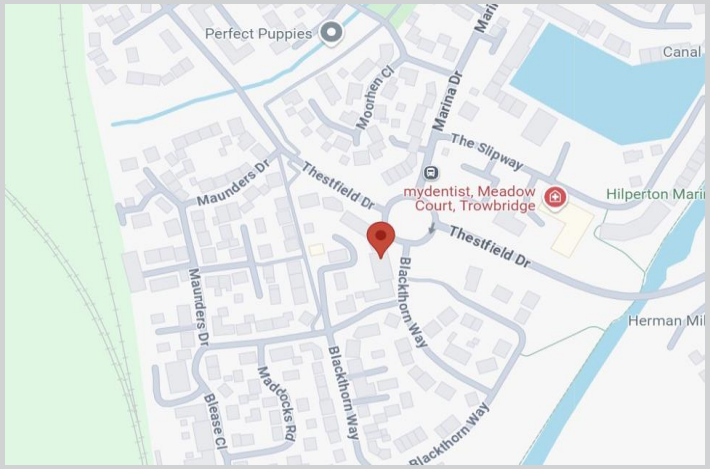
First Floor
Approx 41 sq m / 444 sq ft



Second Floor
Approx 29 sq m / 312 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.

2
4
6 to 28 (even)


Perfect Puppies
Canal
Moorhen Cl
Marina Dr
The Slipway
Maunders Dr
Thestfield Dr
mydentist, Meadow Court, Trowbridge
Hilperton Mari
Thestfield Dr
Blackthorn Way
Herman Mil
Maunders Dr
Maddocks Rd
Blease Cl
Blackthorn Way
Blackthorn Way

River Avon
Staverton
Marsh Rd
B3105
HILPERTON MARSH
Canal Rd
B3105
Hilperton

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.