



## 30 Upton Scudamore

Warminster BA12 0AG

- Updated & Charming Cottage
- Lounge/Dining Room
- Two Double Bedrooms
- Double Glazing & Central Heating
- Backing on Fields
- Popular Village Close to Pub & Restaurant
- Refitted Kitchen
- Refitted Bathroom
- Large Enclosed Garden
- Vendor Suited with No Chain

**Offers Over £230,000**



### **Entrance Porch**

UPVC double glazed door to the side.  
UPVC double glazed window to the front.  
Coat hanging space. Tiled flooring.  
Obscured glazed door to the:

### **Lounge/Dining Room**

16'3" x 14'7" max (4.95 x 4.45 max)  
UPVC double glazed window to the front.  
Feature fireplace with multi fuel stove and back boiler. Television and telephone points. Wall lights. Smoke alarm. Stairs to the first floor with cupboard under housing hot water tank. Door to the:

### **Kitchen**

8'3" x 7'10" (2.51 x 2.39)  
UPVC double glazed window and door to the rear. Selection of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled flooring.

## **FIRST FLOOR**

### **Landing**

Smoke alarm. Access to loft space. Latch doors off and into:



### Bedroom One

13'1" x 10'4" (3.99 x 3.15)  
UPVC double glazed window to the front. Radiator. Built-in bedroom furniture including wardrobes, drawers, dressing table and high level cupboards.

### Bedroom Two

8'3" x 7'5" min (2.51 x 2.26 min)  
UPVC double glazed window to the rear. Radiator.

### Bathroom

Obscured UPVC double glazed window to the rear. Radiator and electric fan heater. Three piece white heritage style suite with tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

### EXTERNALLY

#### To The Front

Paved area. Steps up to the front door with entrance light.

#### To The Rear

Large east facing gardens with private aspect backing onto fields; comprising paved patio area, mixed borders, small decked area, large area laid to lawn, variety of trees and shrubs; and

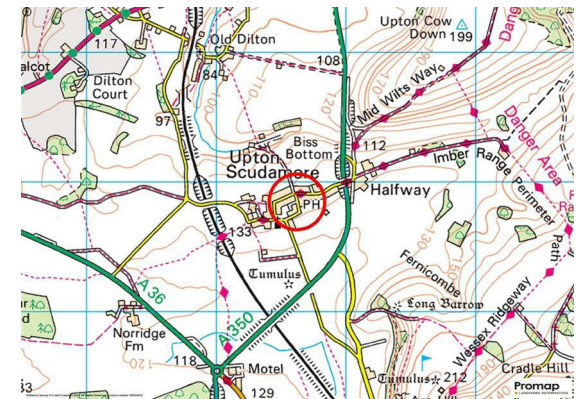
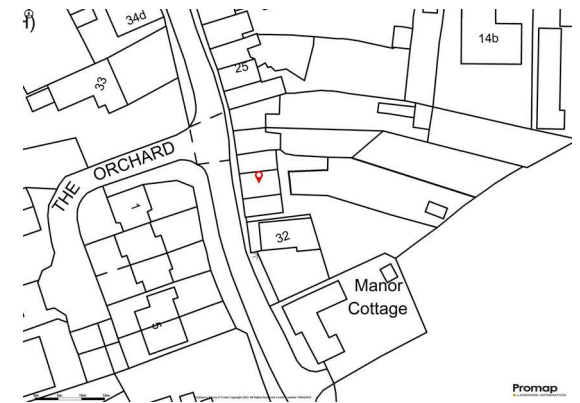
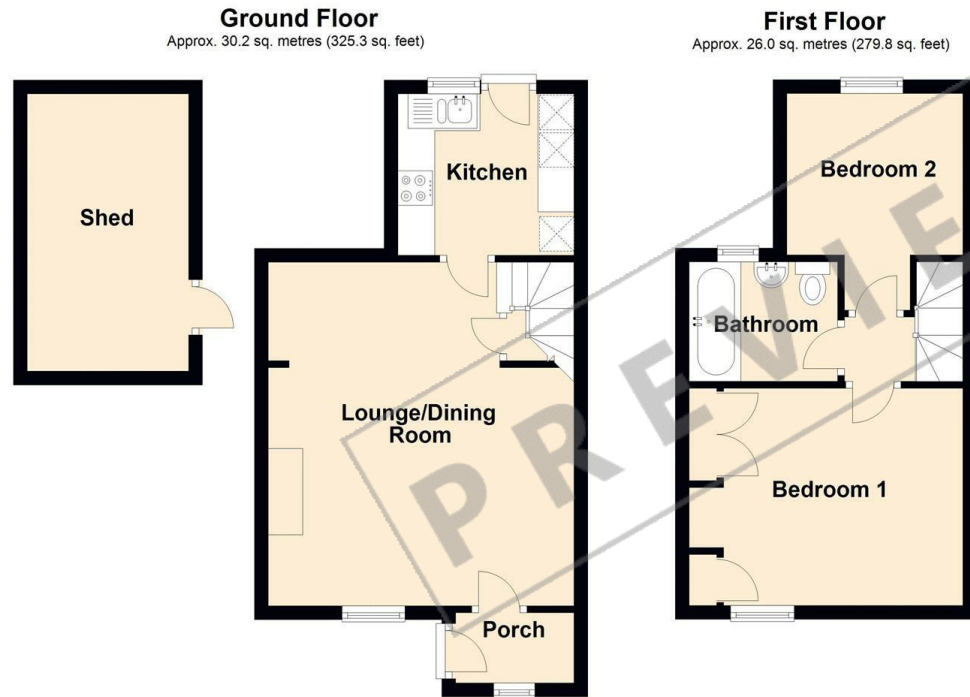
additional patio area. 13ft x 7ft stone built shed. External power point and light. Partially enclosed by hedgerow, closed board fencing and wire fencing.

#### AGENTS NOTE:

There is a shared pedestrian right of access across the rear of the property.



Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **D**



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.