



7 Bishopsmead Staverton Trowbridge BA14 8BW

- Well-presented three (DOUBLE) bedroom townhouse tucked away within a small cul de sac
- Ensuite & Dressing Room/Study
- Cloakroom & Family Bathroom
- Gas Central Heating
- Attached Garage & Driveway
- Lounge/Dining Room & Conservatory
- Kitchen with Integrated Appliances
- UPVC Double Glazing
- Good Sized West facing Private Garden
- Well regarded Marina development close to canal & boasting viewings across countryside & woodland

Guide Price £300,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Matwell. Radiator. Smoke alarm. Stairs to the first floor. Telephone point. Wood effect flooring. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with pedestal wash hand basin and w/c with dual push flush. Extractor fan. Wood effect flooring.

Kitchen

8'11" x 8'1" (2.74 x 2.48)

UPVC double glazed window to the front. Range of modern shaker style wall, base and drawer units with rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap and drinking water tap. Built-in stainless steel oven and four-ring gas hob with stainless steel splash-back and extractor canopy over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring. Enclosed boiler and central heating controls. Fuse box. Extractor fan.

Lounge/Dining Room

16'2" x 15'8" max (4.95 x 4.78 max)

UPVC double glazed window to the rear. Two radiators. Television and telephone points. Wood effect flooring and coving. Panelled door to the under stairs storage cupboard. UPVC double glazed French doors to the:

Conservatory

10'10" x 8'2" (3.32 x 2.50)

UPVC double glazed and brick construction with tinted glass roof and French doors to the side. Tiled flooring. Ceiling light and fan. Electric heater.

FIRST FLOOR

Landing

Stairs to the second floor. Smoke alarm. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom Two

15'7" x 9'0" (4.77 x 2.76)

Two UPVC double glazed windows to the rear with views across countryside & woodland. Radiator. Television point.

Bedroom Three

15'7" x 8'7" max (4.77 x 2.64 max)

Two UPVC double glazed windows to the front. Radiator. Television point.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Shaving point. Tiled effect vinyl flooring. Extractor fan.

SECOND FLOOR

Landing

Balustrade. Smoke alarm. Panelled door to the:

Bedroom One

16'5" x 15'7" max (5.02 x 4.75 max)

Two UPVC double glazed windows to the front. Radiator. Television and telephone points. Polished wood flooring and coving. Panelled doors off and into: storage cupboard with hanging rail.

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with integrated shower,

pedestal wash hand basin and w/c with dual push flush. Shaving point. Tiled vinyl flooring. Extractor fan.

Dressing Room/Study

8'10" x 6'6" (2.71 x 2.0)

Obscured UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes. Access to loft space. Polished wood flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to loose stone chippings. Gas and electric meters. Driveway providing off road parking.

To The Rear

Good sized west facing garden with private aspect with views across countryside & woodland; comprising paved patio area to the immediate rear with steps down to additional paved patio area, area laid to lawn and area laid to loose stone chippings. Outside tap and light. Enclosed by fencing.

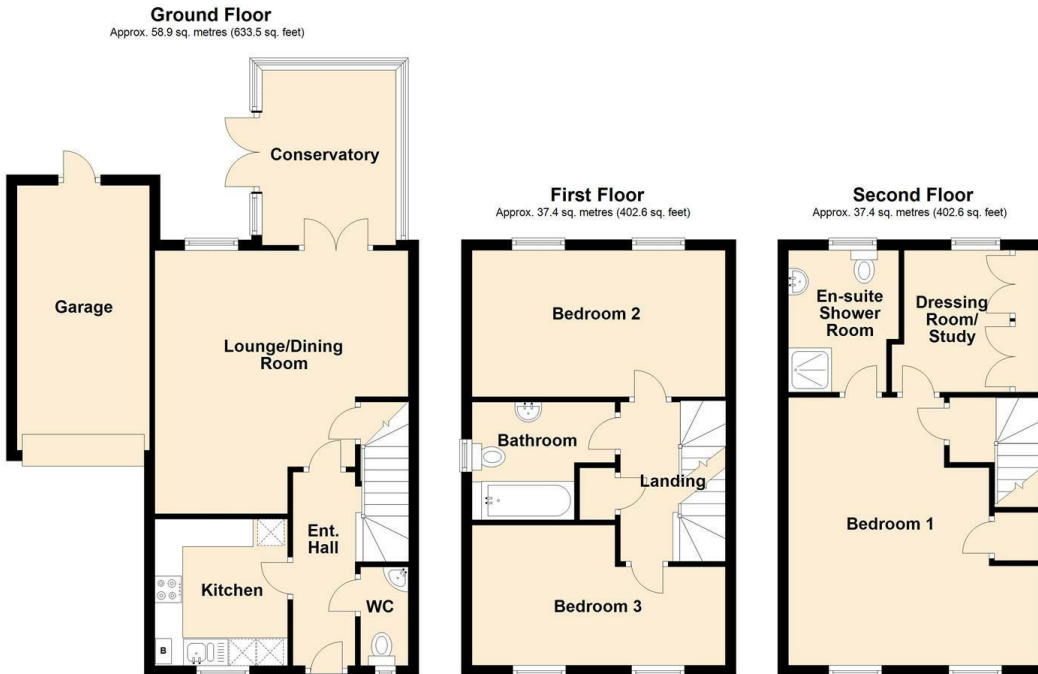
Attached Garage

16'4" x 8'2" (5.00 x 2.50)

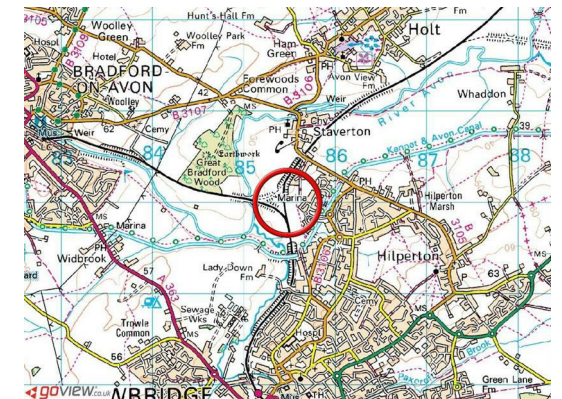
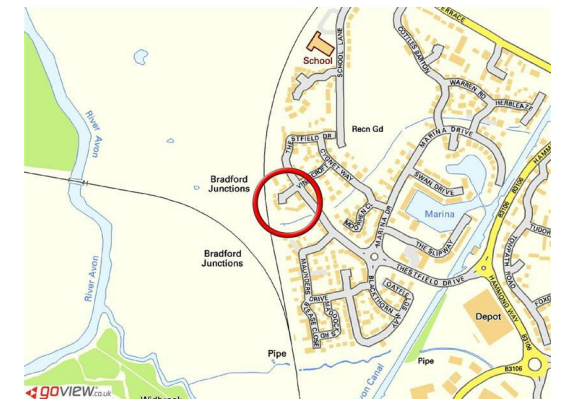
Up and over door to the front. Power and lighting. Eaves storage. Part glazed door to the rear.



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



Total area: approx. 133.7 sq. metres (1438.7 sq. feet)




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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.