



29 The Square

Staverton Trowbridge BA14 6PB

A well presented two bedroom terraced cottage situated in a small cul-de-sac in the village of Staverton close to popular primary school, countryside and canal walks. Viewing recommended. Accommodation comprises living room with multi-fuel burner, refitted kitchen/diner, two bedrooms and modern shower room. Benefits include courtyard garden to the front, UPVC double glazing and gas central heating with modern combi boiler. Ideal first time buy. Vendor suited - Viewing recommended.

Guide Price £195,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. UPVC double glazed windows to the front and sides. Coir matwell. Door to the:

Living Room

12'10 x 10'9 (3.91m x 3.28m)

UPVC double glazed window to the front with fitted shutters. Radiator. Feature fireplace with wood mantle, tiled surrounds, stone hearth and multi-fuel burner inset. Television point. Wood effect flooring. Smoke alarm. Cupboard housing fuse box and electric meter. Doorway to the:

Refitted Kitchen/Diner

10'8 x 10'5 (3.25m x 3.18m)

UPVC double glazed window to the rear. Radiator. Range of modern wall, base and drawer units with metro tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Stainless steel gas cooker with extractor hood over. Washer/dryer (remaining). Wood effect flooring. Wall mounted Glow-Worm combi boiler. Extractor fan. Door to stairs to the first floor with two under stairs storage cupboards housing fridge and freezer (remaining). Obscured UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Inset ceiling spotlights. Smoke alarm. Doors off and into:



Bedroom One

12'10 x 10'1 (3.91m x 3.07m)
UPVC double glazed window to the front with fitted shutters. Radiator. Built-in double wardrobe. Television point. Inset ceiling spotlights. Access to loft space.

Bedroom Two

10'0 x 5'6 (3.05m x 1.68m)
UPVC double glazed window to the rear. Radiator. Storage recess.

Shower Room

Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising shower cubicle with mains shower over and door enclosing, vanity unit with wash hand basin inset and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Gate and path to the front door. Area laid to gravel. Outside light. Fencing and walling enclosing.

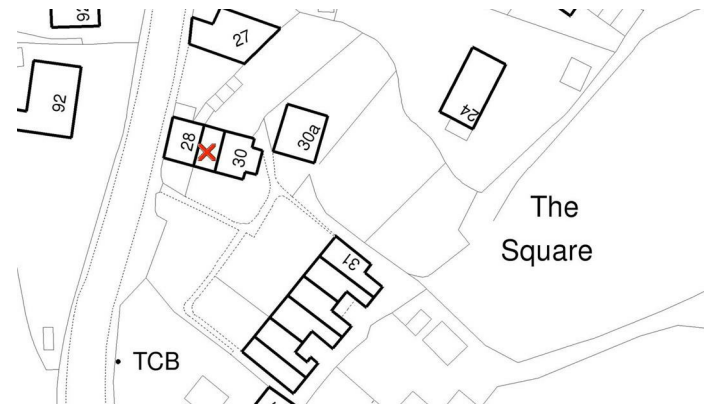
AGENTS NOTE:

Our vendor has advised that there is potential to create an off road parking space into the front garden of the property. They have legal right of access across the car park/courtyard which is owned by the owner of 36 The Square. If you wish to park a car in the main courtyard, you do need to acquire the owner of the car parks permission who we are assured is very amenable.

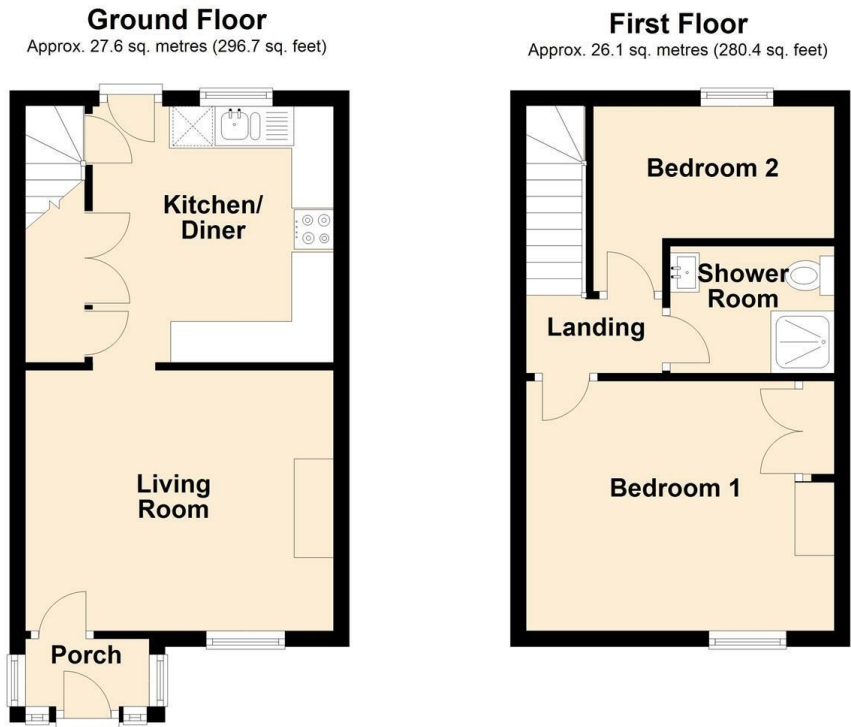
SOLAR PANELS:

The vendor has advised the Current energy supplier for both the gas and electric is Octopus.

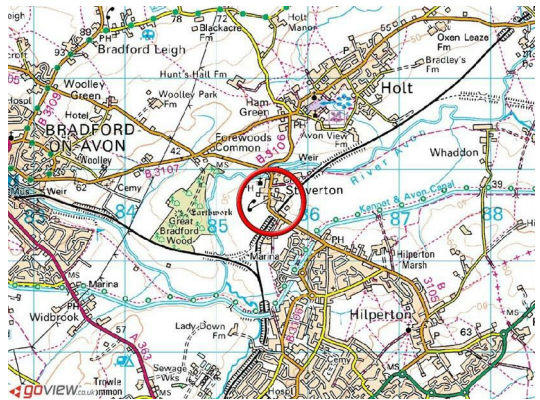
The Solar panels whilst no longer provide a feed in tariff, they do provide an SEG. The current supplier for the existing contract means that our vendor receives 15 pence per unit which is fed back into the grid. One of the batteries for the panels will remain with the property (subject to sale price) which will be beneficial to the new owners as our vendor has advised that on a sunny day, gas and electric including the standing charge (based on the occupancy of two adults) costs approximately £1 for the day, according to their smart meter. Please note these figures are for Guidance purposes only and can change given time of year, weather conditions etc.



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



Total area: approx. 53.6 sq. metres (577.1 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.