



15 Bartletts Mead

Steeple Ashton Trowbridge BA14 6HF

A fantastic opportunity to purchase a well presented property tucked away in a sought after cul de sac within the highly desirable village of Steeple Ashton close to countryside, pub & community run village shop/café. Accommodation comprises entrance porch, living room, kitchen/diner, conservatory, two bedrooms and refitted shower room. Benefits include UPVC double glazing, electric heating, private landscaped garden and detached garage. Offered for sale with no onward chain.

Guide Price £275,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front.
UPVC double glazed windows to the sides.
Tiled flooring. UPVC double glazed door to the:

Living Room

13'1" x 12'7" (3.99 x 3.86)

UPVC double glazed window to the front.
Night storage heater. Television point.
Stairs to the first floor with recess under.
Electric meter and fuse box. Door to the:

Kitchen/Diner

13'1" x 10'0" (3.99 x 3.07)

UPVC double glazed window to the rear.
Electric heater. Range of wall and base units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor hood over. Plumbing for washing machine. Space for under counter fridge. Space for table. Part tiled flooring and coving. UPVC double glazed door to the:

Conservatory

10'11" x 5'1" (3.35 x 1.57)

UPVC double glazed and brick construction with French doors to the rear garden.

FIRST FLOOR

Landing

Night storage heater. Access to loft space. Coving. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

9'7" x 8'11" (2.94 x 2.72)
UPVC double glazed window to the front. Electric heater. Louvered double doors to double wardrobe with hanging rail and shelving. Coving.

Bedroom Two

10'9" x 6'9" (3.29 x 2.08)
UPVC double glazed window to the rear. Electric heater. Louvered double doors to double wardrobe with hanging rail and shelving. Coving.

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with tiled surrounds comprising corner shower cubicle with sliding doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Extractor fan. Vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with entrance light. Areas laid to lawn. Path leading to side pedestrian access to the rear garden. Outside tap. Storage area to the rear of garage.

To The Rear

Enclosed landscaped garden comprising paved area to the immediate rear with retaining stone wall, area laid to lawn, slate borders and a variety of shrubs. Enclosed by closed board and picket fencing.

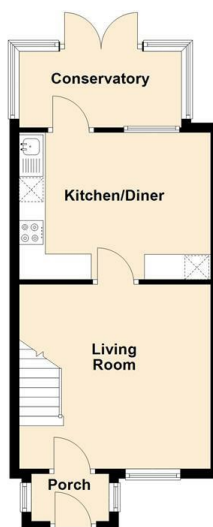
Garage

17'3" x 9'6" (5.28 x 2.91)
Electric roller door to the front. Power and lighting. Eaves storage.



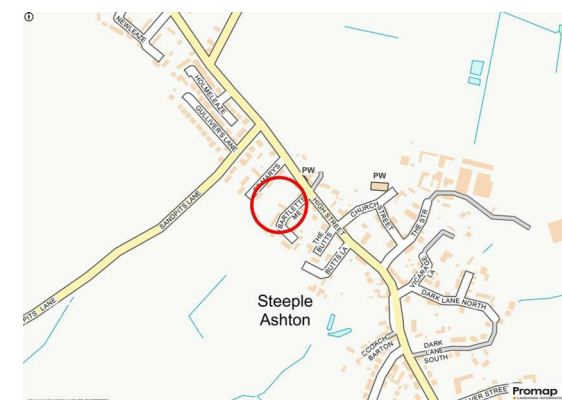
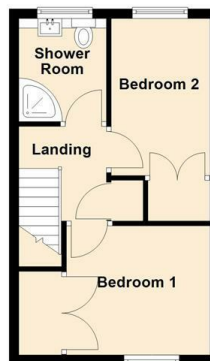
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**

Ground Floor
Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.3 sq. feet)

First Floor
Approx. 28.2 sq. metres (303.2 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.