

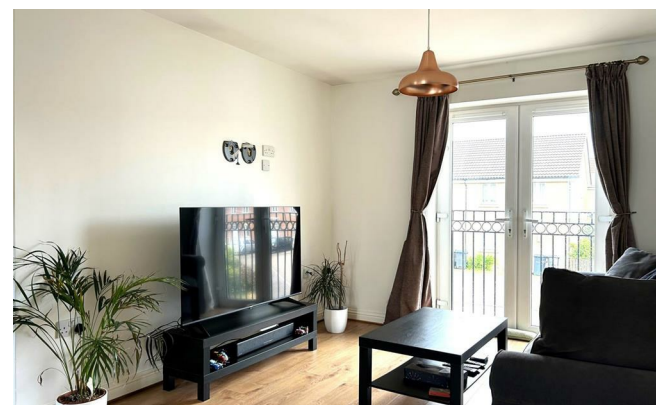


78 Moyle Park

Hilperton Trowbridge BA14 7UF

A fantastic opportunity to Purchase a two DOUBLE bedroom freehold coach house situated within the highly regarded Paxcroft Mead development close to shops, parkland walks and Green Lane woods. This ideal first time buy offers modern & contemporary accommodation boasting a good sized kitchen, dual aspect lounge/dining room, bathroom, uPVC double glazing, gas central heating and parking for two cars. Viewing is highly recommended - no onward chain.

Guide Price £200,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Mat-well with coir matting. Radiator. Fuse box. Stairs to the first floor.

FIRST FLOOR

Landing/Hallway

UPVC double glazed window to the rear. Radiator. Study area with built in desk. Access to loft space. Doors off and into: storage cupboard with hanging rail and shelving and utility cupboard with plumbing for washing machine and enclosed combi boiler.

Kitchen

9'3" x 8'6" (2.83 x 2.60)

UPVC double glazed window to the rear. Radiator. Range of high gloss wall, base and drawer units with metro tiled surrounds and wood effect 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. Integrated dishwasher. Space for fridge/freezer. Wood effect flooring. Open plan to the:

Lounge/Dining Room

19'1" x 10'7" max (5.83 x 3.24 max)
UPVC double glazed window to the rear. UPVC double glazed French doors to the front with Juliet balcony. Two radiators. Wood effect flooring. Television point.

Bedroom One

12'5" x 10'3" (3.80 x 3.14)
UPVC double glazed window to the front. Radiator.

Bedroom Two

9'6" x 9'5" (2.90 x 2.89)
UPVC double glazed window to the front. Radiator. Door to built-in cupboard with hanging rails.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan. Tiled flooring and inset ceiling spotlights.

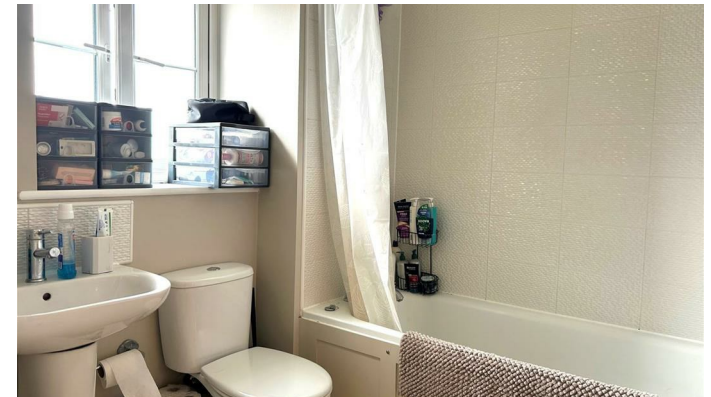
EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Parking for two vehicles.

To The Rear

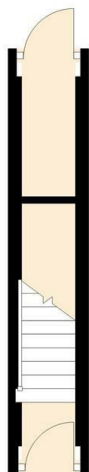
Access to large storage cupboard.



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

Ground Floor

Approx. 4.6 sq. metres (49.6 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 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.

