

TOWN&COUNTRY
ESTATES



Newtown, Trowbridge, Wiltshire BA14 0BQ

Offers Over £230,000

LOCATION

This property is situated within walking distance of the town centre, train station providing transport to Bath and Bristol, Schools, County Hall and the modern cinema and restaurant complex.

DESCRIPTION

A handsome Victorian end of terrace home, conveniently situated for access to all of the towns amenities. Dating back to the 1890's, 'Bythesea Villa' is a deceptively spacious residence, retaining many of its original period features, with the ground floor accommodation comprising an entrance hall, bay front lounge, dining room, kitchen and bedroom/home office to the rear. On the first floor, there are two bedrooms and the bathroom. Further benefits include uPVC double glazing, gas central heating and a good size, enclosed rear garden

ENTRANCE HALL

You enter the property through a recently fitted composite entrance door, there is original tiled flooring, radiator with decorative cover, a glazed door to the dining room and stairs to the first floor.

FRONT ROOM

12'1" x 10'9"

There is a uPVC double glazed bay window to the front, fireplace with log burning stove, exposed wooden flooring and a radiator.

DINING ROOM

13'1" x 11'1"

The second reception room has a uPVC double glazed window to the rear, a decorative fireplace, picture rail, exposed wooden flooring, radiator, a door to the under stairs cupboard and a glazed door to the kitchen.

KITCHEN

7'10" x 7'6"

With a uPVC double glazed window to the side, a range of matching base and wall units with wooden worksurfaces, inset sink with chrome mixer tap and tiled splashbacks, a built in oven, inset gas hob with extractor and light over, space for a fridge/freezer, plumbing for a dishwasher, plumbing for a washing machine, a wooden door to Bedroom three/office and a uPVC double glazed door to the rear garden.

BEDROOM THREE

7'6" x 6'10"

This versatile room has a uPVC double glazed window to the rear, tiled flooring and radiator.

FIRST FLOOR LANDING

The first floor landing has exposed wooden flooring, there is access to the loft, a Victorian clothes dryer and doors to two bedrooms and the bathroom.

BEDROOM ONE

14'5" x 12'1"

The large principal bedroom has two uPVC double glazed windows to the front, airing cupboard, picture rail and a radiator.



BEDROOM TWO

13'1" x 8'10"

There is a uPVC window to the rear overlooking the rear garden and a radiator.

BATHROOM

The bathroom has a uPVC double glazed window to the rear, a cast iron bath with mains shower over and glazed screen, low level WC, Victorian pedestal basin, heated towel rail, shaving socket, extractor fan and tiled flooring.

EXTERIOR

FRONT

The front of the property is laid to attractive and low maintenance stone chippings, with a path to the front door and a side path to a gate to the rear garden.

REAR GARDEN

The landscaped rear garden has a paved entertaining area immediately from the home, leading to a lawn edged by well kept planted borders. To the far end of the garden is a second paved seating area ideal for a BBQ, with a decorative 'boat seat', wooden shed and gate to the rear lane. There is gated right of access for the next door neighbour to get to their garden.

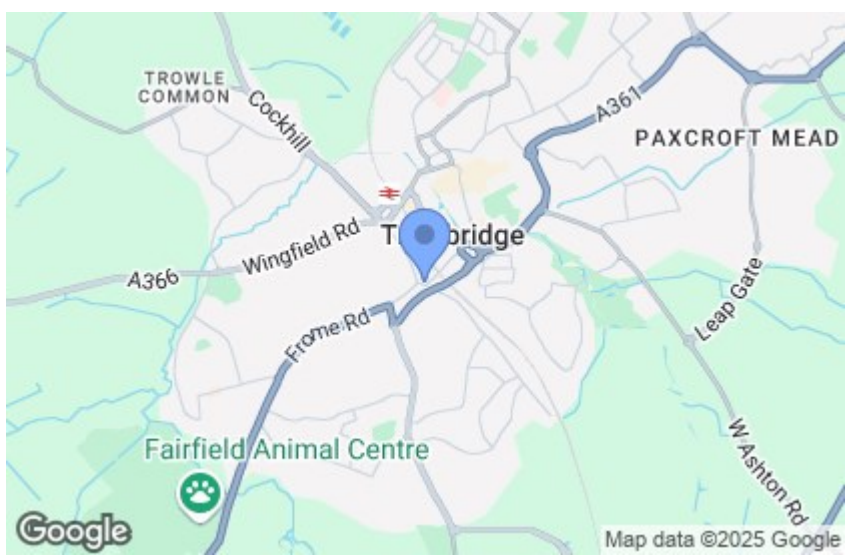
REAR ACCESS

Entered via Mortimer Street, an unadopted lane provides rear access and as they are at the end of terrace, this has been used by the current occupiers to park their car.

ADDITIONAL INFORMATION

Council Tax Band - B

Please note: There was a recent insurance claim for subsidence to the front of the property. The cause was 'confirmed to be due to root induced clay shrinkage caused by vegetation', this has since been removed. Superstructure repairs were completed and the current owner has Certificate of Structural Adequacy, dated March 2025.



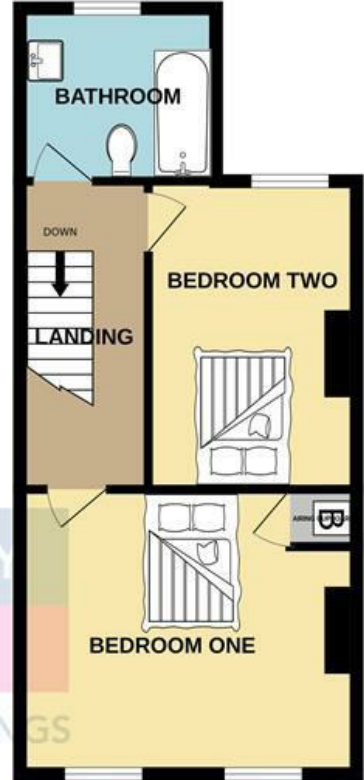




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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