

**TOWN & COUNTRY**  
ESTATES



**25 Moyle Park, Trowbridge, Wiltshire, BA14 7UE**

**£1,000 PCM**



## LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly family orientated area benefitting from a highly sought after primary school, variety of shops including a supermarket, family pub and also a social club provided for the community. There are also many things to do at Paxcroft Mead including walks around the local bicycle paths and numerous playing parks.

## DESCRIPTION

Two bedroom terraced situated in a quiet cul de sac on the sought after Paxcroft Mead development. The accommodation comprises an entrance hall, cloakroom, lounge/dining room, kitchen, on the first floor are two double bedrooms and a bathroom. Further benefits to the property include Upvc double glazing, gas central heating, garage, parking and enclosed rear garden.

## ENTRANCE HALL

You enter the property through an obscure Upvc double glazed  $\frac{1}{2}$  glazed entrance door. There are doors leading to cloakroom, lounge/diner, under stairs cupboard and arch leading to kitchen.

## CLOAKROOM

There is an obscure Upvc double glazed window to the front, close couple W.C, wall mounted vanity wash hand basin, tiled splash backs, ceramic flooring and radiator.

## LOUNGE/DINING ROOM

14'0" x 13'0"

There is a Upvc double glazed window to the rear, stairs leading to the first floor, wood effect flooring, two T.V points, satellite point (subject to contract), two radiators and Upvc double glazed French doors leading to the rear garden.

## KITCHEN

There is a Upvc double glazed window to the front, a range of matching base and wall units with rolled top work surfaces, tiled splash backs, stainless steel inset sink unit with chrome mixer tap, Zanussi electric fan assisted oven with gas hob, integrated extractor fan and light over, space for fridge freezer, plumbing for washing machine, ceramic flooring, spotlights and concealed in a cupboard is a Worcester 24CDI combi gas boiler supplying radiator heating and domestic hot water.

## FIRST FLOOR LANDING

There is access to loft space, doors leading to two double bedrooms and family bathroom.

## BEDROOM ONE

10'4" x 9'4"

There is a Upvc double glazed window to the front, two built in double wardrobes and a radiator.

## BEDROOM TWO

There is a Upvc double glazed window to the rear, two built in double wardrobes with mirror sliding doors and a radiator.





## BATHROOM

5'6" x 6'6"

The bathroom comprises a panelled bath with Mira electric shower over, close couple W.C, pedestal wash hand basin, tiled splash backs, extractor fan, shaver socket, chrome heated towel rail and ceramic flooring.

## EXTERIOR

### GARAGE

The garage is located to the right hand side of the property.

### FRONT GARDEN

There is a path leading to front door.

### REAR GARDEN

The rear garden is enclosed by high wooden fencing and trellis. Benefits from a full width patio area, laid to ornamental gravel and security light.

## ADDITIONAL INFORMATION

Council Tax Band - C















1ST FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.3 SQ.M.)

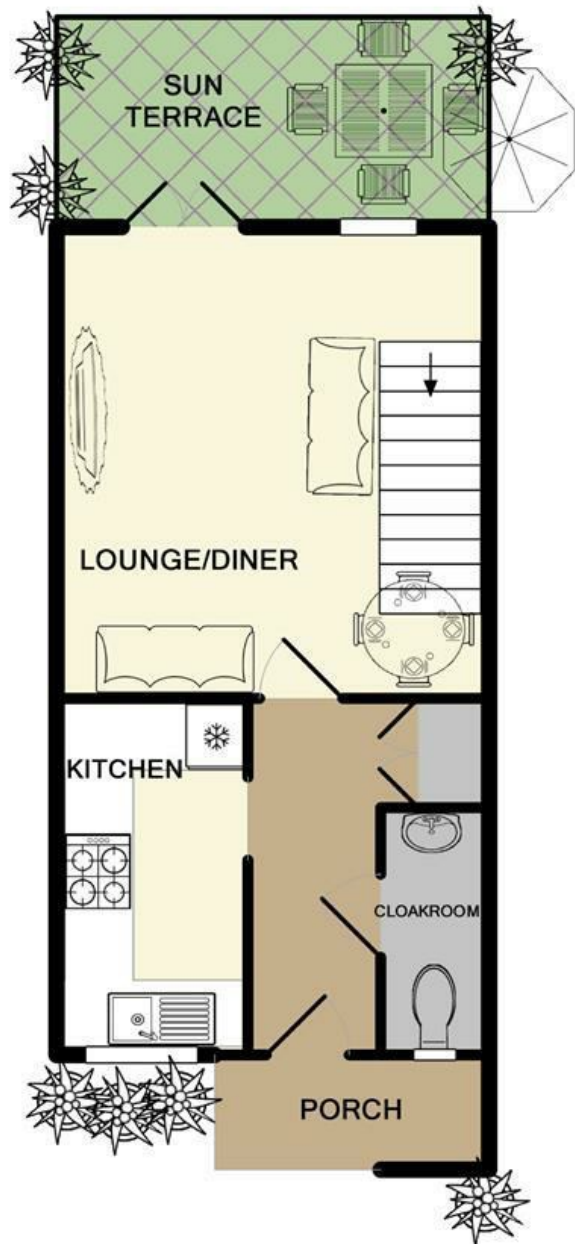


GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)

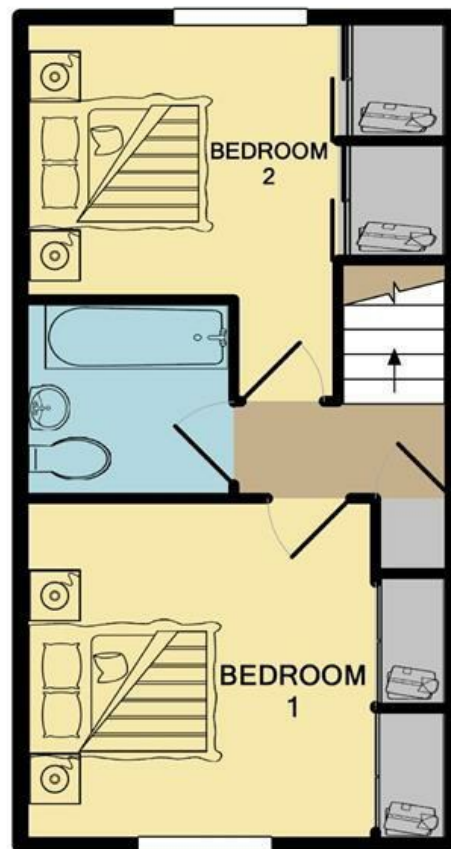
TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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