

**TOWN&COUNTRY**  
ESTATES



**Seymour Court, Trowbridge, Wiltshire BA14 8LP**

**£875 PCM**

## LOCATION

The property is located within walking distance to the town centre, local shops and schools and is situated within a quiet cul de sac. For those needing to commute, the city of Bath is approximately 30 minute drive from Trowbridge and for Bristol, it will take up to an hour. The property is a short walk from the train station where fantastic rail links are available. There is also a cinema and restaurant complex within walking distance.

## DESCRIPTION

A well presented one bedroom end of terrace house, recently re-carpeted and re-decorated, situated in a quiet cul-de-sac, just a stones throw from Trowbridge town centre and train station. The accommodation comprises a kitchen/breakfast room, lounge, first floor landing, bedroom and bathroom. Further benefits to the property include Upvc double glazing, allocated parking for one vehicle and enclosed rear garden.

## LOUNGE

12'8" x 9'8"

The lounge has a Upvc double glazed sliding patio door that leads to the rear garden, LED spot lights, wall mounted electric heater, opening to the kitchen and stairs leading to the first floor.

## KITCHEN/ BREAKFAST ROOM

9'5" x 6'6"

The Kitchen/Breakfast room has a Upvc double glazed window that overlooks the rear garden, with a range of matching base and wall units with rolled top work surfaces and tiled splash backs, inset sink unit with chrome mixer tap, a built in electric oven with a Whirlpool electric hob over, breakfast bar, LED spot lights, plumbing for a washing machine and a door to an under stairs cupboard.

## FIRST FLOOR LANDING

The landing has access to the loft space and doors leading to the bedroom and bathroom.

## BEDROOM

10'8" x 9'10"

This spacious bedroom benefits from a Upvc double glazed window to the rear, a wall mounted electric heater and a door to the air cupboard with storage and shelving. There is also a large built in wardrobe with sliding mirrored doors.

## BATHROOM

Comprises a Upvc double glazed obscure window to the rear, a panelled bath with a chrome mixer tap and electric shower over, pedestal wash hand basin with chrome mixer tap, close coupled W.C and heated towel rail. There is a wall mounted heater, ornamental ceiling light and wood effect flooring.

## EXTERIOR



## FRONT GARDEN

The front garden is laid to ornamental gravel with a path leading to the front door, porch and door to an outside storage cupboard. There is also a gate leading to the rear garden.

## REAR GARDEN

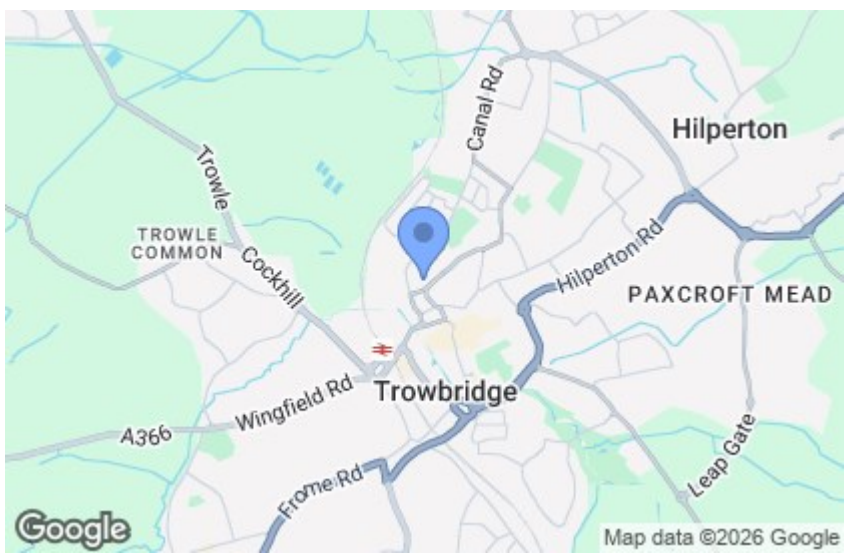
The rear garden is enclosed by high wooden fencing, there is a raised wooden decking area, planted boarder, outside light and ornamental gravel laid across the rest of the garden.

## PARKING

Allocated parking for one vehicle.

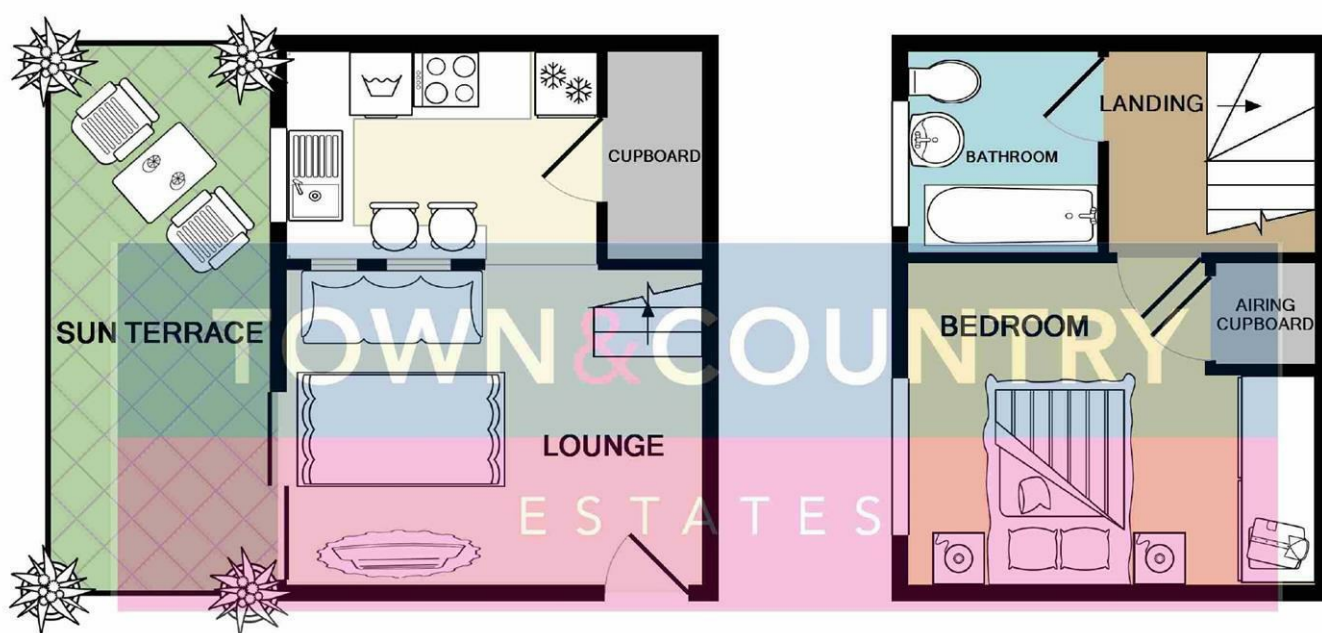
## ADDITIONAL INFORMATION

Council Tax Band - A









## SALES & MORTGAGES & LETTINGS

GROUND FLOOR  
APPROX. FLOOR  
AREA 205 SQ.FT.  
(19.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 201 SQ.FT.  
(18.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 406 SQ.FT. (37.7 SQ.M.)

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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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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