



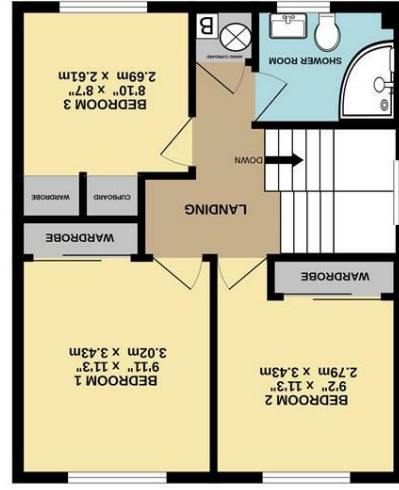
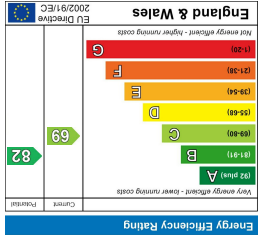
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**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

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1ST FLOOR (42.8 sq.m.) approx.



GROUND FLOOR (67.0 sq.m.) approx.

TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.



22 Deverell Close  
Bradford On Avon, Wiltshire, BA15 1UY  
£440,000

- Attractive Linked Detached Modern House
- Contemporary Kitchen
- Generous Downstairs Cloakroom
- Single Garage & Driveway Parking
- Desirable Cul De Sac Location
- Three Bedrooms
- Spacious Living/Dining Room & Conservatory
- Fitted Water Softener and HIVE System
- Enclosed Rear Garden
- EPC Rating C





### Situation

Situated in a desirable cul de sac on an established residential development on the outskirts of the Historic and picturesque town of Bradford on Avon which offers a full range of amenities including a health centre, library, swimming pool, local fresh produce markets, many popular pubs, cafes and delicatessens. With the river Avon running through the centre and surrounded by beautiful countryside the town also benefitting from a central railway station giving direct access to the cities of Bath, Bristol, Salisbury and London.

The World Heritage City of Bath is approximately 6 miles away offers an excellent selection of shops, restaurants, cafes and wine bars with plenty of cultural activities including well-respected music and literary festival, the Holburne and One Royal Crescent Museums and many pre-London shows at the Theatre Royal.

The County town of Trowbridge is only a short distance away and following significant and continued investment in development over the last few years has mainline railway station, a good range of schooling for all ages, shopping, restaurants and leisure facilities including a multiplex cinema and sports centre.

### Description

This attractive link detached family house occupies a desirable corner plot with an open outlook to the front and with part walled rear garden. Single garage and driveway parking. The house is well presented throughout and the downstairs accommodation is deceptively spacious with a good sized cloakroom, contemporary kitchen, living/dining room and the addition of a conservatory overlooking the rear garden. Upstairs the three bedrooms all have fitted wardrobes and there is a good sized shower room. With gas central heating and PVCu double glazing throughout. The enclosed rear garden further benefits from rear access into the garage.

An Internal Viewing is Recommended.

### Directions

From Trowbridge take the Bradford Road and after crossing the Kennet and Avon Canal, as you enter Bradford on Avon turn left into Moulton Drive. Take the right hand turn into Southway Road and Deverell Close is the second right. The property can be found on the right hand side.

### Accommodation

#### Entrance Hall

PVCu double glazed entrance door with side window. Stairs to the first floor. Under stairs cupboard housing the water softener. Laminate flooring. Radiator.

#### Cloakroom

5'2 x 6 (1.57m x 1.83m)

With a white suite of WC and wash hand basin with fitted vanity unit and tiled splashback. Heated towel rail. Laminate flooring. PVCu window to the front.

#### Kitchen

8'6 x 10'5 (2.59m x 3.18m)

Contemporary matching units with square edged worktops and panel splashbacks. Fitted kickboard heater. Eye level double oven and gas hob with extractor above. Spaces for fridge freezer washing machine. Vinyl flooring. PVCu double glazed window to the front.

#### Sitting/Dining Room

19'4 x 13'5 (5.89m x 4.09m)

Laminate flooring. Two radiators. PVCu double glazed window to the rear. PVCu French doors opening into the conservatory.

#### Lean-to Conservatory

16' x 8' (4.88m x 2.44m)

PVCu construction. Wood flooring. Power. Side door opening to the rear garden.

#### Landing

Access to the loft space. Airing cupboard housing the hot water tank and wall mounted gas fired boiler. PVCu double glazed window to the side over the stairs.

#### Bedroom One

9'11 x 11'3 (3.02m x 3.43m)

Integral double wardrobe with sliding doors. Radiator. PVCu double glazed window to the rear.

#### Bedroom Two

9'2 x 11'3 (2.79m x 3.43m)

Fitted double wardrobe with sliding doors. Radiator. PVCu double glazed window to the rear.

#### Bedroom Three

8'10 x 8'7 (2.69m x 2.62m)

Integral open fronted double wardrobe and further open fronted large cupboard. Radiator. PVCu double glazed window to the front.

#### Shower Room

7 x 6'1 (2.13m x 1.85m)

With a white suite with double corner shower cubicle, WC and wash hand basin. Tiled splashbacks. Laminate flooring. Heated towel rail. PVCu double glazed window to the front.

#### Externally

##### Garage

8' x 16'7 (2.44m x 5.05m )

With a pitched roof. Up and over entrance door. Power and light. Rear door into the garden.

Driveway parking to the front.

##### Front and Side

Portico over entrance. Front garden mainly laid to lawn with assortment of shrubs. Path to the front door from the driveway. Open aspect to the front.

Majority walled boundary to one side. The house also has ownership of the green area adjoining the house on the road side. Mainly laid to lawn with further assortment of shrubs.

##### Rear Garden

Enclosed by an attractive wall to one side and then panel fencing. Mainly laid to lawn. Borders of shrubs and plants. Path to the rear entrance into the garage.

##### Tenure

Freehold with vacant possession on completion.

##### Council Tax

The property is in Band D with the amount payable for 2024/25 being £2435.11

##### Services

Mains services of gas, water, electricity and drainage are connected. Central heating is from the gas fired boiler (Not tested by Chase Buchanan). Fitted water softener.

##### Viewings

To arrange a viewing please call 01225-341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

##### Code

11131 27/03/2024

