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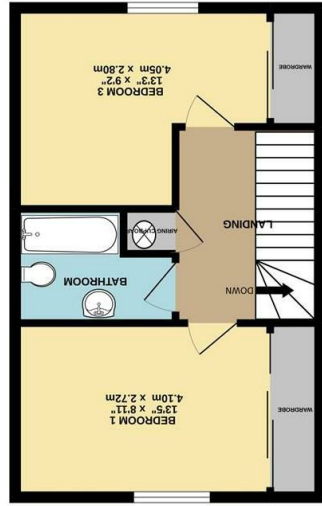
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It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with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

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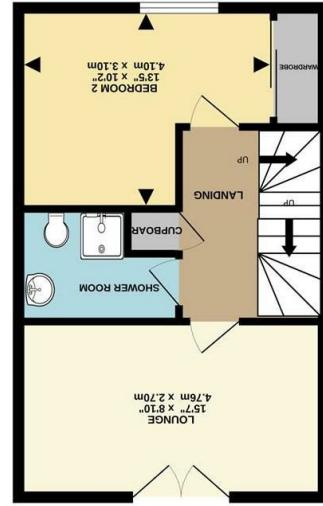
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Energy Efficiency Rating	
Current	Future
75	87

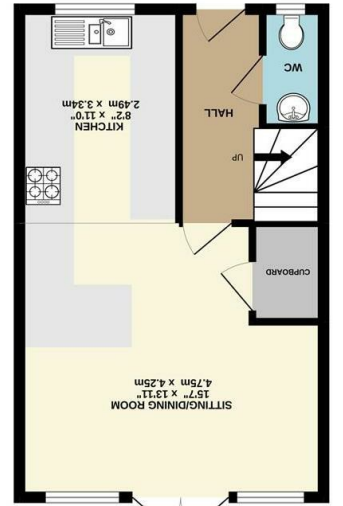
Energy Efficiency - Approximate 0088  
Energy Efficiency - Approximate 0088  
EU Directive 2002/91/EC  
Not energy related - Approximate 0088



2ND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA - 1173 sq.ft. (109.0 sq.m.) approx.  
Schematic Diagram only - Not to scale  
Made with Metropix ©2022



**Chase Buchanan**

## 18 The Slipway

Staverton, Nr Trowbridge, Wiltshire, BA14 8UP

Offers In The Region Of £315,000

- Superb Three Bedroom End Terraced Town House
- Refitted Open Plan Kitchen/Dining/Sitting Room
- Refitted Shower Room & Family Bathroom
- Secure Court Yard Garden
- Parking For 3 Cars
- Double Bedrooms with Built In Wardrobes
- First Floor Lounge with Juliet Balcony
- Gas Central Heating & PVCu Double Glazed
- EPC Rating C



## SITUATION

This outstanding home is situated in a dream waterside location overlooking Staverton Marina at the front and adjoining the Kennet & Avon canal at the rear which offers unlimited opportunities for walking, cycling or canoeing. Staverton is also well served by a Premier Convenience Store and a local Post Office and general store within easy walking distance.

Staverton is situated on the Northern outskirts of Trowbridge which is the County Town of Wiltshire. Trowbridge offers great shopping facilities with numerous Supermarkets, The Shires covered shopping centre and the Gateway with many restaurants, leisure facilities including a multiplex cinema and sports centre. Trowbridge also has a main line rail station with links to Bath, Bristol, London and across the South West. There is also an extensive number of schools available in Trowbridge to cover all age groups.

The property itself is also well situated to offer easy access by road to the nearby picturesque town of Bradford on Avon, Bath and onto other surrounding centres including Swindon & Bristol via the M4 motorway.

## DESCRIPTION

Well presented three bedroom end terrace town house which has been tastefully redesigned and reconfigured with spacious accommodation over three floors. The house is situated in the most idyllic waterside location overlooking Staverton Marina at the front and adjoining the Kennet & Avon canal at the rear. The property has been beautifully modernised by the current owners and features accommodation including an entrance hall, cloakroom and an amazing open plan refitted kitchen/dining/sitting room with underfloor heating, French doors and windows that open onto a small rear paved patio area at the rear. There is a spacious sitting room on the first floor with a Juliet balcony to the rear, three double bedrooms with built in wardrobes, shower room, family bathroom, gas central heating, PVCu double glazed windows and two feature fitted light tunnels on the second floor landing to provide extra natural light. The internal doors have been updated throughout 2023.

The house further boasts a private sunny paved courtyard garden at the front which is enclosed by wall and timber fencing. In addition there is a raised walled border with various trees and shrubs and block paved parking for two cars at the front under a timber built construction, with an additional third parking space adjoining the property situated directly to the far side of the raised shrub border. At the rear of the house there is a small courtyard paved area bound by a dwarf brick built wall, which adjoins part of the canal bank area of the Kennet & Avon canal, which is lawned and screened from the tow path by mature trees and shrubs.

## DIRECTIONS

From the centre of Trowbridge proceed along Seymour Road continuing straight ahead at roundabout onto Canal Road. At the next roundabout take the first exit onto Hammond Way, continue to the first left off the next roundabout leading over the canal. At the next roundabout take the third exit and immediately take the first right hand turn into The Slipway. The property can be found towards the end of the cul de sac on the right hand side.

## ACCOMMODATION

### ENTRANCE HALL

Part triple glazed front door to the entrance hall. Entrance hall with tiled flooring. Radiator.

### CLOAKROOM

With a white suite comprising low level WC and pedestal wash hand basin. Tiled flooring. Radiator. PVCu double glazed window to front.

### KITCHEN AREA

10'11" x 8'2" (3.34 x 2.49)

A superb refitted Howdens kitchen with an extensive range of cream fronted base units and wall cupboards featuring two double "larder" cupboards, with a ceramic double bowl sink unit with mixer taps over, laminate work surface areas and tiled splash backs and incorporating a built in double AEG oven, four ring gas hob unit, and a stainless steel extractor hood over. Wall mounted Glow worm gas boiler. Tiled flooring with electric underfloor heating. Space for under counter fridge & freezer. Breakfast bar. Inset LED down lights with dimmer switch control. PVCu double glazed window to front. Open way to dining/sitting area.

### DINING/SITTING ROOM

13'11" x 15'7" (4.25 x 4.75)

Understairs storage cupboard. Two double radiators. Tiled flooring. PVCu double glazed French doors and windows each side to rear patio. Inset LED down lights controlled by dimmer switch. Under floor electric heating.

## FIRST FLOOR LANDING

Built in storage cupboard and stairs to the second floor.

### LOUNGE

15'7" x 8'10" (4.76 x 2.70)

PVCu double glazed French doors to Juliet balcony. Engineered Oak flooring. Radiator. Inset LED down lights with dimmer switch control.

### SHOWER ROOM

Corner shower cubicle with thermostatic shower, low level WC and pedestal wash hand basin. Tiled flooring. Extractor fan. Shaver socket. Radiator. LED down lights. Attractive part tiled walls.

### BEDROOM TWO

10'2" x 8'8" (3.10 x 2.63)

PLUS 6'1" x 4'8" (1.85m x 1.42m Measured to front of fitted wardrobe)

Fitted double wardrobe with sliding doors, shelving and hanging space and drawers unit. Radiator. Two inset LED down lights. PVCu double glazed window to front with lovely views across Staverton Marina.

## SECOND FLOOR LANDING

Built in shelved airing cupboard with hot water cylinder and immersion heater. Access to roof space which is part boarded with ladder & light. Two feature light tunnels providing natural light to the landing and the landing below.

### BEDROOM ONE

13'5" x 8'11" (4.10 x 2.72)

With a fitted treble wardrobe with sliding doors, shelving, hanging space and a fitted drawers unit. PVCu double glazed window to rear overlooking the canal. Three inset LED downlights. Radiator.

### BATHROOM

With a white suite panelled bath with mixer taps and shower attachment over, shower screen, low level WC and pedestal wash hand basin. "Karndean" flooring. Radiator. Extractor fan. Shaver socket and LED down lights.

### BEDROOM THREE

9'2" x 8'7" (2.80 x 2.62)

PLUS 4'5" x 4'0" (1.34m x 1.21m measured to front of fitted wardrobes)

Fitted double wardrobe with sliding doors, shelving, hanging space and fitted drawers unit. Radiator. PVCu double glazed window to front overlooking the Marina. LED downlights.

## EXTERNALLY

### FRONT GARDEN

To the front of the property are two block paved parking spaces with a timber built structure over. In addition, there is another block paved parking space which is situated immediately the other side of a raised brick built border with shrubs and trees. The main area of front garden itself is a paved private courtyard garden being enclosed by a brick wall and wooden panel fencing. The garden is accessed via a timber gate from the two parking spaces and also offers a garden store, lantern light and tap.

### REAR GARDEN

There is a small two stone width patio to the rear of the property which is accessed from the kitchen/dining/sitting room. The patio is bound by a dwarf brick wall that adjoins an area of grass with a screen of trees & bushes which form part of the canal bank (NOT OWNED).

### TENURE

Freehold with vacant possession on completion

### COUNCIL TAX

The property is in Band D with the amount payable for 2024/25 being £2204.34

### SERVICES

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

### VIEWINGS

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

### CODE

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