



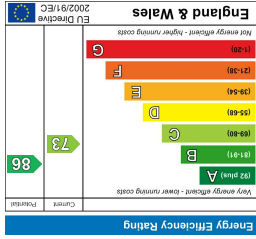
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

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

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.



6 Turnstile Walk
Trowbridge, Wiltshire, BA14 0NA
£200,000

- Modern 3 Bedroom Mid Terrace Requiring Refurbishment & Redecoration
- Entrance Hall, Cloakroom
- Gas Central Heating & PVCu Double Glazing
- Gardens & Garage
- NO CHAIN SOLD AS SEEN
- Lounge/Dining Room & Kitchen
- Bathroom
- EPC Rating-C



PUBLIC NOTICE

6 Turnstile Walk, Trowbridge, Wiltshire, BA14 0NA We are acting in the sale of the above property and have received an offer of £185,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts take place. EPC Rating C

SITUATION

Situated in an end of cul de sac location on a modern development which is well placed to give easy access to both the town centre and the train station.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages and town centre amenities including a large Tesco Extra, Marks & Spencer Food hall, Sainsburys, ASDA, The Shire Shopping Centre and Odeon Cinema complex. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with picturesque villages scattered around offering history and character, there is an abundance of leisure opportunities to meet most peoples needs.

DESCRIPTION

A modern 3 bedroom mid terraced house requiring refurbishment & redecoration works and is OFFERED WITH NO ONWARD CHAIN & IS SOLD AS SEEN. Situated in an end of cul de sac location and offering accommodation including entrance hall, cloakroom, lounge/dining room and kitchen. Upstairs are three bedrooms and a family bathroom. The house further boasts gas central heating and PVCu double glazing, a good size rear garden, garage in a block adjacent to the front of the house and driveway parking for one car.

The property would ideally suit a developer or investment buyer.

DIRECTIONS

From our office in Fore Street, proceed down Wicker Hill and bear left over the town bridge into Stallard Street. At the mini roundabout turn left onto Bythesea Road. Proceed along Bythesea Road until reaching a large roundabout. Here take the 4th turning onto County Way. As you proceed up County Way turn second left into Lamplighters Walk. Then bear round to the left whereupon Turnstile Walk will be the first turning on your left. Bear round to the right as you enter Turnstile Walk and then the property will be almost directly in front of you at the end of the cul de sac..

ACCOMMODATION

ENTRANCE HALL

Part double glazed front door to entrance hall. Entrance hall with stairs to first floor landing, under stairs storage cupboard, radiator and PVCu double glazed window to front.

CLOAKROOM

With a white suite comprising a low level WC, pedestal wash hand basin, radiator and PVCu double glazed window.

LOUNGE/DINING ROOM

21'2" reducing at an angle to 14'4" x 13'10" (6.46m reducing at an angle to 4.38m x 4.24m) Irregular Shaped Room. Feature Mock Adam style fire surround with marble insert & hearth, two radiators, PVCu double glazed window to rear and PVCu double glazed French doors with double glazed side panels to rear garden.

KITCHEN

10'10" x 8'0" (3.31m x 2.45m)

With a single drainer stainless steel sink unit with mixer taps over and cupboards under. A range of fitted base units and wall cupboards with laminate work surfaces and tiled splash backs incorporating a built in double oven with a 4 ring gas hob unit, integrated fridge/freezer, radiator, space and plumbing for washing machine and a cupboard housing a wall mounted Vaillant Eco gas fired boiler.

FIRST FLOOR LANDING

A built in shelved airing cupboard housing a hot water cylinder. Access to roof space.

BEDROOM ONE

10'0" x 8'11" (to front of fitted wardrobe) (3.05m x 2.73m (to front of fitted wardrobe)) Fitted double wardrobe with shelving and hanging rail, PVCu double glazed window to rear and radiator.

BEDROOM TWO

11'3" reducing at an angle to 7'6" x 11'1" (3.45 reducing at an angle to 2.29m x 3.40m) IRREGULAR SHAPED ROOM. Radiator and PVCu double glazed window to rear.

BEDROOM THREE

11'2" x 9'2" (3.42m x 2.81m) Radiator, PVCu double glazed window to rear.

BATHROOM

With a white suite comprising panelled bath with mixer taps & telephone style shower attachment over, further fitted thermostatic shower, shower rail & curtain, [pedestal wash hand basin, low level WC, shaver socket, tiled floor, extractor fan and PVCu double glazed window.

EXTERNALLY

FRONT GARDEN

With a paved path flanked by small lawned areas leading to the front door leading to the front door with canopy porch over.

GARAGE

Situated in a block adjacent to the front of the property, (being the right hand end of a block of three) with metal up and over door and a tarmac parking space for one car in front.

REAR GARDEN

A good size garden which is mainly laid to lawn and bound by wooden panel and estate style fencing.

TENURE

Freehold

COUNCIL TAX

The property is in Band B with the amount payable for the year being £1892.03 for the year 2024/25.

SERVICES

Mains gas, water, electric and drainage are connected. (The Property has currently has been drained down, with gas and electric turned off. NO WARRANTY CAN BE GIVEN FOR THE BOILER AND ANY FITTED APPLIANCES IN THE PROPERTY AS WE ARE SELLING ON BEHALF OF A CORPORATE CLIENT AND THE PROPERTY IS VACANT.

VIEWING

To arrange a viewing please call us on 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

11214 25/07/2024

