



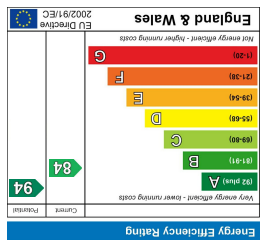
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Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional 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.



50 Barons Crescent
Trowbridge, Wiltshire, BA14 7FU
£300,000

- Modern End Terraced Townhouse
- Two Further Double Bedrooms
- Good Sized Living Room
- Private and Enclosed Rear Garden
- Desirable Location
- Large Main Bedroom Suite with Separate Dressing Area and Ensuite
- Downstairs Cloakroom
- Single Garage & Parking
- EPC Rating B
- Open Aspect to Front Overlooking a Green



Situation

Situated in a desirable location and part of a small cul-de-sac development at the end of the popular Green Lane area towards the southern edge of the town centre. The house is set off the road and fronting a green. Local amenities include a newsagent and takeaway with the town centre just over half a mile away.

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 people's needs.

Description

Built in 2015 this well presented modern townhouse is larger than average offering spacious & light accommodation throughout. This impressive home boasts a grand main bedroom suite including an additional dressing area and good sized ensuite shower room. With two further double bedrooms on the first floor sharing a family bathroom and on the ground floor a good sized living/dining room, kitchen and cloakroom. Further benefits include gas heating & double glazing. There is a secure and private south facing rear garden which has been astro turfed for ease of maintenance with a raised flower bed running down one side. To the rear of the garden is the single garage with driveway parking to the front and with pedestrian access from the garden.

An internal viewing is recommended.

Accommodation

Entrance Hall

PVCu double glazed entrance door. Stairs to the first floor. Radiator.

Cloakroom

White suite of WC and wash hand basin with tiled splashback. Ceiling extractor. Vinyl flooring. Radiator.

Living Room

PVCu double glazed French doors opening to the rear garden. PVCu double glazed window to the rear and the side. Good sized cupboard. Two radiators.

Kitchen/Breakfast Room

PVCu double glazed window to the front. Range of matching wall and base units with tiled splashbacks. Built in gas hob with extractor over and integral electric oven. Space for fridge/freezer and washing machine. Wall mounted combination gas boiler housed in cupboard. Vinyl flooring. Radiator.

Landing

Stairs to the second floor. Good sized airing cupboard with electric heater. Radiator.

Bedroom Two

Two PVCu double glazed windows to the front. Radiator.

Bathroom

Obscure PVCu double glazed window to side. White suite comprising WC, wash hand basin and bath with tiled splashbacks. Vinyl floor. Radiator.

Bedroom Two

Two PVCu double glazed windows to the rear. Radiator.

Landing

Main Bedroom

Two PVCu double glazed windows to the front and one to the side. Over stairs cupboard. Radiator.

Dressing Area

PVCu double glazed window to the rear. Access to the loft space (partial boarding). Radiator.

Ensuite Shower Room

Obscure PVCu double glazed window to the rear. White suite comprising WC, wash hand basin and double shower with tiled splashbacks. Ceiling extractor. Vinyl flooring. Radiator.

Externally

Front

Low maintenance front area with path to entrance door.

Rear Garden

Secure and part walled south facing rear garden laid with astro turf and a raised flower bed and small patio area. Door into single garage.

Garage

Up and over entrance door. Power and light. Side door into rear garden.

Driveway parking.

Tenure

Freehold with vacant possession on completion.

Council Tax

The property is in Band D with the amount payable for 2024/25 being £2432.60.

Services

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

There is a monthly service charge of approximately £3.77 towards the general upkeep of the cul-de-sac.

Viewings

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

Code

11220 25/04/24

