



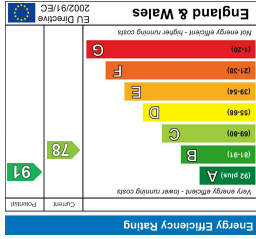
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**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements 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](http://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.



GIARF360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area  
1090.85 sq ft  
101.34 sq m



**2 Waterside Mews**  
Cockhill, Trowbridge, BA14 9FD  
**£299,950**

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- High Specification Built by the Renowned Ashford Homes 2010
- Three Bedrooms, Ensuite Shower Room & Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Two Allocated Parking Spaces
- Well Presented Terraced House on Bradford on Avon side of Town
- Deceptively Spacious Accommodation
- Underfloor Gas Heating & Stylish Aluminium Double Glazing
- EPC Rating C / Council Tax Band D
- Internal Viewing Recommended





### Situation

Waterside Mews is situated in this delightful and rarely available Riverside setting, with views from the rear across adjoining fields. A popular location due to its access to Bradford on Avon and Bath, close proximity to the local junior school in Brook Road and local shopping facilities. There are also the additional benefits of having a bus stop almost directly outside the property for routes into Trowbridge, Bradford on Avon and Bath as well as being within walking distance of the town centre and mainline railway 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 people's needs.

### Description

A unique and attractive development offering deceptively generous and well proportioned homes which combine the best of contemporary and traditional styles built to a high specification by renowned local developers Ashford Homes (South Western) Ltd. This spacious terraced house features gas fired under floor central heating, with individually controlled zones, and a contemporary and stylish kitchen with a range of integrated appliances, including double oven and microwave, four ring gas hob and dishwasher. This desirable home also boasts aluminium framed double glazing with a selection of fitted shutters and remote controlled ceiling speakers in the living room and main bedroom.

To the rear is an enclosed and private low maintenance paved garden with rear access to the allocated parking.

An Internal Viewing is Recommended.

### Accommodation

#### Entrance Hallway

Secure entrance door with vertical obscure glass panel. Stairs to the first floor. Storage cupboard. Under stairs cupboard.

#### Cloakroom

5'11" x 3'3" (1.82 x 1.01)

Having tiled floor and half tiled walls. Small obscure window to the rear. White suite of low level WC, and wash hand basin.

#### Kitchen/Breakfast Room

16'7" x 10'2" (5.07 x 3.10)

The kitchen is fitted with a range of glossed finish matching wall and base units with round edge laminated worktops and tiled splash backs. Stainless steel one and a half bowl single drainer sink unit and wall mounted boiler concealed in a matching wall unit. A.E.G appliances include four ring gas hob with chimney style hood over, integrated dishwasher and built in double oven and microwave. Spaces for washing machine and fridge/freezer. Concealed worktop lights and recess spotlights. Tiled flooring. Window to the front with fitted shutters.

### Living Room

15'11" x 17'7" (4.86 x 5.37)

Aluminium framed French doors opening onto the rear garden. Window to the rear with fitted shutters. Ceiling spot lights. Fitted ceiling speakers.

### Landing

Airing cupboard housing the hot water tank. Access to the loft space.

### Bedroom One

10'6" x 11'4" (3.22 x 3.47)

Window to the rear with fitted shutters. Large built in triple wardrobe with sliding doors.

### Ensuite Shower Room

5'9" x 5'11" (1.76 x 1.81)

With a white suite comprising corner shower cubicle, low level WC and wash hand basin. Half tiled walls and splashbacks. Tiled flooring. Obscure window to the rear with useful window ledge. Wall mounted heated towel rail. Ceiling mounted extractor.

### Bedroom Two

13'1" x 9'9" (4.00 x 2.99)

Window to the front with fitted shutters.

### Bedroom Three

9'1" x 7'5" (2.79 x 2.28)

Window to the front with fitted shutters.

### Bathroom

5'7" x 9'10" (1.71 x 3)

Having a white suite comprising panelled bath with shower fitting and folding screen, low level WC with concealed flush and wash had basin. Half tiled walls and splashbacks. Tiled flooring. Ceiling mounted extractor fan. Wall mounted heater towel rail.

### Externally

#### Front

Wall a low walled front boundary with an open paved path to the front door. Low maintenance front beds with decorative slate stones.

#### Rear Garden

Private and enclosed with panel fencing and block paved for ease of maintenance. Wall mounted electric socket in waterproof housing. Wall mounted light. Rear gate leading to the carpark.

#### Rear Parking

Two allocated parking spaces.

#### 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 under floor with individual thermostat controls 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

11222 01/05/24

