



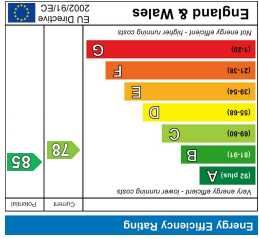
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements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



<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIARF360</p>	<p>Approximate total area* 2242.57 ft²</p> <p>Reduced headroom 300.1 ft²</p> <p>27.88 m²</p>	<p>Chase Buchanan</p>
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5 Chapel Close

Southwick, Trowbridge, Wiltshire, BA14 9RY

£450,000

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Character Features including High Ceilings and Exposed Beams
- Kitchen/Dining Room & Separate Utility Room
- Gas Central Heating & PVCu Double Glazing
- Driveway Parking For Several Cars & Large Garage
- Individually Designed 4 Bedroom Detached House
- Spacious Lounge/Dining Room & Study
- Main Bedroom With En Suite Shower Room
- Attractive & Private Low Maintenance Gardens
- EPC Rating C / Council Tax Band E



SITUATION

Chapel Close is a tucked away cul de sac location of just five detached homes constructed by Ashford Homes in 2006 situated off Church Street fairly centrally within this sought after village. Southwick is an attractive village that offers a primary school, public house, village hall, convenience store and great walking opportunities at Southwick Country Park.

The village also offers easy access to nearby town of Trowbridge which is the County Town of Wiltshire and has benefited from significant development, which is still on-going, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

A very well presented 4 bedroom individually designed detached house converted by Ashford Homes (SW) Ltd in 2006. Finished to their renowned high standard and situated in a tucked away village location at the entrance of a small cul de sac shared with 4 other family homes by Ashford Homes. The house offers spacious accommodation including a reception hall with alarm system control panel, cloakroom, L-shaped lounge/dining room with feature flame effect electric fire, study, well fitted kitchen/dining room with built in Neff oven & induction hob with stainless steel extractor hood over and a useful utility room. Upstairs is a master bedroom with an en suite shower room with access to a useful walk in roof storage area from the bedroom. There are two further double and a single bedroom plus a well re fitted shower room with double size walk in cubicle with "raindance" shower head and separate body cassette. The property also boasts gas central heating and PVCu double glazing.

Externally there are well tended gardens surrounding the house on all sides with a good size, private low maintenance main area of garden, a block paved driveway providing parking for several cars and a large garage (4.91m x 4.84).

DIRECTIONS

From Trowbridge follow the A361 Frome Road into the village of Southwick which is approximately one mile from the town outskirts. As you enter Southwick proceed until reaching a roundabout. Here turn left at the Church into Wynsome Street. Then take the next turning left in Church Street whereupon Chapel Close will be found on your left hand with the house being identifiable by our For Sale board.

ACCOMMODATION

RECEPTION HALL

With a part double glazed PVCu front door and part double glazed PVCu side panel to reception hall. The reception hall is spacious and fitted with Kardean flooring, has stairs to the first floor landing and an understairs storage cupboard.

CLOAKROOM

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

LOUNGE/DINING ROOM

L-shaped 21'9" x 15'4" plus 12'1" x 6'5" (l-shaped 6.63m x 4.69m plus 3.70m x 1.97m) With double doors from the hall and a feature wall mounted flame effect electric fire, two radiators, four triple aspect PVCu double glazed windows and dimmer switch controls.

STUDY

8'9" x 6'1" (2.67m x 1.87m)
Radiator, Kardean flooring and PVCu double glazed window to front

KITCHEN/DINING ROOM

21'10" x 11'2" (6.67m x 3.42m)
With a one a half bowl single drainer acrylic sink unit with mixer taps over and cupboards under. A fitted range of base units and wall cupboards with laminate work surfaces and tiled splash backs, a built in Neff oven with four ring induction hob and stainless steel extractor over. Plumbing for dishwasher. Kardean flooring, dual aspect PVCu double glazed windows to front and rear, radiator, space for fridge/freezer, nine inset down lights, personal door to garage and part double glazed PVCu door to garden.

UTILITY ROOM

8'3" x 5'4" (2.54m x 1.65m)
With a single drainer stainless steel sink unit with mixer taps over and cupboards under, work surface to one side and space under with plumbing for washing machine, space for tumble dryer. A range of fitted base

units and wall cupboards, with laminate work surfaces and tiled splash backs, wall mounted gas fired Vaillant boiler, tiled flooring, extractor fan, radiator and PVCu double glazed window to rear.

FIRST FLOOR LANDING

Double glazed Velux roof light to rear, a built in shelved airing cupboard with hot water cylinder and immersion heater, radiator and access to roof space.

MASTER BEDROOM

12'7" x 9'10" plus 6'11" x 4'11" (floor area measu (3.84m x 3.00m plus 2.11m x 1.50m (floor area measu) With a range of exposed beams, double glazed Velux roof light, radiator, dimmer switch control and door to roof storage area. Door to en suite shower room.

EN SUITE SHOWER ROOM

Shower cubicle with a thermostatic shower, low level WC, wash hand basin, heated towel rail, part tiled walls, shaver socket, PVCu double glazed window to side and Velux double glazed window to front.

BEDROOM TWO

12'4" x 11'2" (3.78m x 3.41m)
Radiator, exposed beam to ceiling and PVCu double glazed window to front.

BEDROOM THREE

14'1" x 9'0" plus 4'5" x 4'3" (4.30m x 2.75m plus 1.37m x 1.31m)
Two radiators, exposed beam to ceiling and dual Velux double glazed windows to rear.

BEDROOM FOUR

9'6" x 9'1" (measured to back of fitted wardrobes) (2.92m x 2.79m (measured to back of fitted wardrobe) With a range of fitted wardrobes with shelving and hanging rails, radiator and PVCu double glazed window to front.

SHOWER ROOM

Re fitted with a double size walk in shower cubicle with "Raindance" shower head and separate body cassette, wash hand basin, low level WC, stainless steel heated towel rail, part tiled walls and a PVCu double glazed window to front.

EXTERNALLY

FRONT GARDEN

With well stocked shrub borders and extending to the right hand side of the house as you face it. Paved path leading to the front door with a canopy porch. There is a shared access driveway that leads to a block paved driveway which provides parking for several cars and a large garage. There is a flower and shrub border to one side of the driveway.

LARGE SINGLE GARAGE

16'1" x 15'10" (4.91m x 4.84m)
With a remote control roller door, power and light and dual aspect PVCu double glazed windows. Personal door to kitchen/dining room.

Parking to the front of the garage.

SIDE GARDEN

With a large covered Canopy porch over door from kitchen/dining room. A low maintenance garden which is mainly paved with an additional gravelled area. Tap & outside light. The garden is enclosed and private with a mature Laurel hedge enclosing with a timber gate to the driveway.

REAR GARDEN

Accessed via a timber gate from the left hand side of the driveway as you face the garage. The garden has flower and shrub borders with a paved path, tap and is enclosed by a wall.

TENURE

The property is freehold with vacant possession on completion.

SERVICES

The property has main services of gas, water, electricity and drainage. The heating is from the Vaillant gas fired boiler (Not tested by Chase Buchanan).

VIEWING

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

CODE

24/05/2024 11231

