



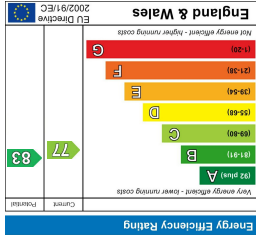
T: 01225 341504  
E: trowbridge@chasebuchanan.co.uk

OFFICE  
63 Fore Street  
Trowbridge  
Wiltshire  
BA14 8ET

**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 and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



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  
1056.47 m<sup>2</sup>  
98.15 m<sup>2</sup>



41 Westbury Road  
Yarnbrook, Trowbridge, BA14 6AG  
£325,000

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Conservatory
- Enclosed & Private Good Sized Rear Garden
- Driveway Parking
- VENDOR HAS FOUND
- Attractive 1930's Detached House Backing onto Woodland
- Air Source Heat Pump To Radiators & Solar Panels, PVCu Triple & Double Glazing
- Tandem Length Garage & Workshop
- EPC Rating C / Council Tax Band D





#### SITUATION

Situated in the popular village of Yarnbrook and fronting onto a main road with views across open fields opposite and backing onto woodland at the rear. Yarnbrook is a small village situated between Trowbridge and Westbury on the A350 and offers a petrol station/convenience store and a Public House, whilst access to Trowbridge and Westbury is within 2 & 3 miles respectively. The A350 also provides access onto other centres including Melksham, Chippenham & the M4 Motorway.

Trowbridge 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 well presented 1930s 3 bedroom detached house which has recently benefitted from the addition of an air source heat pump to radiators, solar panels and double and triple glazing. The property offers accommodation including an entrance porch, entrance hall, lounge with feature fire surround and inset log effect electric fire, dining room, kitchen, conservatory and a cloakroom. Upstairs are three bedrooms and a shower room.

Externally there are gardens to the front with a driveway providing parking for one car leading to a tandem length garage. At the rear is an attractive enclosed garden which adjoins woodland to the rear with a workshop adjoining the rear of the garage.

VENDOR HAS FOUND AN ONWARD PURCHASE WHICH IS VACANT

#### DIRECTIONS

From Trowbridge take the Bradley Road (A363) following signs for Westbury. At the end of the Bradley Road at the roundabout turn left into the White Horse Business Park. Proceed straight over the first mini roundabout and then at the next roundabout turn left. Proceed under the railway bridge and at the roundabout proceed straight over in the direction of Westbury, whereupon the house will be found on your left hand side being identifiable by our For Sale Board.

#### ACCOMMODATION

##### ENTRANCE PORCH

Part double glazed PVCu door to entrance porch. Entrance porch with PVCu double glazed windows, tiled flooring and a part double glazed door to entrance hall.

##### ENTRANCE HALL

Stairs to first floor landing, radiator, part pine panelled walls and glazed door to dining room.

##### DINING ROOM

13'7" x 11'3" (4.15m x 3.45m)

Radiator, PVCu triple glazed window to front with views across open fields opposite.

##### KITCHEN

14'3" x 5'9" (4.35m x 1.77m)

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 tops and tiled splash backs. Electric cooker point, tiled flooring, timber stripped ceiling, PVCu triple glazed window to rear, walk in larder cupboard, under stairs storage cupboard, door to lounge and door to conservatory.

##### LOUNGE

16'2" x 11'1" (4.94m x 3.38m)

With a feature fire surround & hearth with inset log effect electric fire, radiator and PVCu triple glazed window to front with views across fields opposite.

##### CONSERVATORY

14'7" x 8'0" (4.45m x 2.46m)

With PVCu double glazed windows and two separate PVCu double glazed doors to rear garden. Door to cloakroom.

##### CLOAKROOM

With a white suite comprising low level WC, wash hand basin, radiator and tiled flooring.

##### FIRST FLOOR LANDING

Radiator, PVCu triple glazed window to rear and access to roof space.

##### BEDROOM ONE

11'3" x 11'4" (3.44m x 3.46m)

With a built in double wardrobe with shelving and hanging rail and mirror fronted doors, radiator and PVCu triple glazed window to front with views across open fields opposite.

##### BEDROOM TWO

10'7" x 10'5" (to back of fitted airing cupboard)) (3.25m x 3.18m (to back of fitted airing cupboard)))

With a built in wardrobe with hanging rail and louvred doors, fitted shelved airing cupboard, radiator and PVCu triple glazed window to front with views across open fields opposite.

##### BEDROOM THREE

6'7" x 5'7" (measured to front of fitted cupboard) (2.01m x 1.71m (measured to front of fitted cupboard))

Fitted double cupboard housing hot water tank with louvred doors, radiator and PVCu triple glazed window to rear.

##### SHOWER ROOM

With a corner shower cubicle with sliding doors and an Galaxy Aqua 3000 electric shower, wash hand basin with vanity unit under, low level WC, radiator and PVCu triple glazed window to rear.

##### EXTERNALLY

##### FRONT GARDEN

The garden is bound by a dwarf wall with a five bar timber gate giving access to a tarmac drive providing parking for one car leading to a tandem length garage. The garden is laid to lawn with flower and shrub borders and a hedge with a path leading to the front door.

##### TANDEM GARAGE

33'2" x 10'2" (10.12m x 3.1m)

With a metal up and over door, power & light. Door to adjoining work shop.

##### REAR GARDEN

Easterly facing with a paved patio area leading to a lawned area with flower and shrub borders. Timber garden shed and aluminium greenhouse. The garden is enclosed by wooden panel fencing and backs onto woodland with a path to the side access. Light.

##### WORKSHOP/STORE

10'11" x 8'5" (3.33m x 2.57m)

Door from garden with dual aspect windows, power and light.

##### TENURE

The property is freehold with vacant possession on completion.

##### COUNCIL TAX

The property is in Band D with the amount payable for 2024/25 being £2189.21.

##### SERVICES

The property has main electricity, water and drainage. Heating is from the Air Source Heat Pump situated at the side of the property. (The Air Source Heat Pump has not been tested by Chase Buchanan) The property also offers owned solar panels to the front and rear elevations. There is also a water softener.

##### VIEWING

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

##### CODE

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