



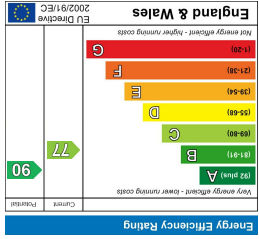
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IMPORTANT NOTICE
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Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). 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.



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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 1214.69 m²
112.85 m²



18 Lotmead
Staverton, Trowbridge, BA14 6FD
£310,000

- Modern Three Bedroom Detached House on Bradford On Avon Side of Town
- Spacious Lounge & Kitchen/Dining Room with Double Oven & Hob
- Master Bedroom With En Suite Shower Room
- Gas Central Heating & PVCu Double Glazing
- EPC Rating-C/Council Tax Band C
- Entrance Hall & Cloakroom
- Large Conservatory/Garden Room
- Family Bathroom
- Gardens, Garage & Driveway Parking for 2 Cars
- NO ONWARD CHAIN



SITUATION

Lotmead offers an interesting mixture of differing styles of property and is well situated in the village of Staverton which has the Kennet & Avon canal running through it, with the Marina close by and is great for cycle rides and dog walking. The village also offers a public house and convenience store. Well situated just to the north of Trowbridge the property offers easy access to the nearby picturesque town of Bradford on Avon, the Georgian City of Bath and onto the M4 Motorway.

Trowbridge which is the County town of Wiltshire is situated nearby and offers great shopping facilities with numerous Supermarkets, The Shires covered shopping centre and the Gateway with many restaurants, leisure facilities including a multiplex cinema and sports centre. Trowbridge also has a main line rail station with links to Bath, Bristol, London and across the South West. There is also an extensive number of schools available in Trowbridge to cover all age groups.

DESCRIPTION

A modern three bedroom detached family home well situated in the sought after village of Staverton. The property offers accommodation including an entrance hall, cloakroom, spacious lounge, well fitted kitchen/dining room with double oven & hob, and a useful large conservatory. Upstairs are a master bedroom with built in treble wardrobe with sliding mirrored doors and an en suite shower room, two further bedrooms and a family bathroom. The property further boasts gas central heating and PVCu double glazing. Outside there is a small enclosed low maintenance rear garden and at the front is a small gravelled area and a driveway providing parking for two cars leading to a garage. NO ONWARD CHAIN

ACCOMMODATION

ENTRANCE HALL

Part double glazed front door to entrance hall. Entrance hall with stairs to first floor landing, understairs storage cupboard and further built in storage cupboard.

CLOAKROOM

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

LOUNGE

18'11" x 10'5" (5.77m x 3.20m)

Two radiators, PVCu double glazed window to front and PVCu double glazed French doors to conservatory.

KITCHEN/DINING ROOM

18'10" x 8'9" (5.76m x 2.68m)

With a one and half bowl 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 over and upstands, space and plumbing for washing machine and dishwasher, a built in AEG double oven & AEG 4 ring electric hob unit with a stainless steel extractor hood over, space for fridge/freezer, vinyl flooring, radiator, PVCu double glazed window to front and PVCu double glazed french doors to conservatory.

CONSERVATORY/GARDEN ROOM

25'0" x 9'4" (7.64m x 2.85m)

Radiator, tiled floor covering, wall mounted electric convector heater, PVCu double glazed windows and PVCu double glazed French doors to rear garden.

MAIN BEDROOM

11'10" x 10'2" (to front of fitted wardrobes) (3.62m x 3.11m (to front of fitted wardrobes))

With a fitted treble wardrobe with shelving and hanging rail and sliding mirrored doors, radiator and PVCu double glazed window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM

With an independent shower cubicle with folding doors and thermostatic shower, low level WC, pedestal wash hand basin, radiator, shaver socket, tiled floor, extractor fan and a PVCu double glazed window to front.

BEDROOM TWO

10'7" x 9'5" (to back of fitted wardrobes) (3.24m x 2.89m (to back of fitted wardrobes))

Fitted double wardrobe with shelving and hanging rail, built in storage cupboard with shelving, radiator, access to boarded roof space and a PVCu double glazed window to front.

BEDROOM THREE

9'1" x 7'4" (2.77m x 2.25m)

Radiator and PVCu double glazed window to rear.

FAMILY BATHROOM

With a white suite comprising panelled bath with mixer taps and a telephone style shower attachment over and shower screen, pedestal wash hand basin, low level WC, radiator, tiled flooring, extractor fan, shaver socket and PVCu double glazed window to rear.

EXTERNALLY

REAR GARDEN

A low maintenance garden with a paved patio area, an astro turfed area and raised vegetable borders, garden store and tap. The garden is enclosed and private being enclosed by a wall and wooden panel fencing with a timber gate to side access.

FRONT GARDEN

Bound by a brick wall with a gravelled area and a paved path leading to the front door with a canopy porch and outside light. There is a tarmac driveway providing parking for two cars leading to a single garage.

GARAGE

16'3" x 8'8" (4.97m x 2.66m)

With metal up and over door, power and light and roof storage area.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band C with the amount payable for 2024/25 being £1959.41.

SERVICES

Mains services of gas, water, electricity and drainage are connected. Central heating is 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

CODE

11225 03/06/2024

