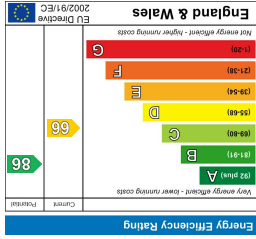




**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy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



**61 Stokehill**  
Hilperton, Nr Trowbridge, Wiltshire, BA14 7TJ  
**£225,000**

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- NO ONWARD CHAIN
- Modern Terraced House in Cul De Sac Location
- Refitted Family Bathroom
- Driveway Parking For 2 Cars
- EPC Rating D / Council Tax Band C
- VACANT POSSESSION



## SITUATION

The house is well situated in a small cul de sac location on the favoured Hilperton side of town which offers an interesting mixture of differing styles of property. The house gives easy access to the nearby Castle Mead Primary school & nurse plus a Co-Op convenience store within walking distance. In addition there is a range of shops off Hackett Place including a Budgens store, a fish & chip takeaway and the Red Admiral Public House.

Meanwhile the centre of Trowbridge which is the County Town of Wiltshire is within easy reach where there are a good range of shopping facilities, a mainline railway station with links to Bath, Bristol, Wales, London and across the South West, a multiplex cinema complex with restaurants and a full range of leisure and educational facilities.

## DESCRIPTION

A modern 2 bedroom mid terraced house in a tucked away cul de sac location offering accommodation including a lounge, kitchen/dining room with built in oven, hob & extractor, a re fitted bathroom with shower over the bath, gas central heating, double glazing, gardens and driveway parking for two cars.

## NO ONWARD CHAIN

## DIRECTIONS

From our office in Fore Street proceed down Wicker Hill and bear round to the right. Follow the road round to the right into Hill Street and bear right following the road around Conigre Square. Then bear off to the left into Church Street, then take the next turning left into Union Street and turn right into St Thomas Road. Then turn right at the mini roundabout into The Halve. Proceed over the next mini roundabout and at the next roundabout take the third exit onto County Way. Upon reaching the next mini roundabout turn left onto the West Ashton Road. Follow the road straight over the next mini roundabout and on the town outskirts turn left onto Castle Mead. Then proceed straight over the next roundabout. Then take the second turning right into Parsonage Road and then turn right into Stokehill, whereupon the house will then be found on your left hand side.

## ACCOMMODATION

### LOUNGE

13'3" x 11'0" (4.05m x 3.37m)

PVCu part double glazed front door in to the lounge.

Feature Mock Adam fired surround with tiled insert and a fitted electric fire, radiator, stairs to first floor, understairs storage cupboard and wood double glazed window to the front.

### KITCHEN/DINING ROOM

13'10" x 8'1" (4.23m x 2.48m)

With a single drainer acrylic sink unit with mixer taps over and cupboards under with work surface to one side with space under and plumbing for washing machine. A fitted range of base units and wall cupboards with laminate work surfaces over and tiled splash backs. A built in Whirlpool oven, four ring gas hob unit and extractor hood over. Radiator, seven spot lights, a wall mounted Potterton

Suprema gas boiler, Double glazed wood window to the rear. PVCu double glazed french doors opening onto the rear garden.

## FIRST FLOOR LANDING

Access to roof space via loft ladder.

## BEDROOM ONE

11'5" x 10'5" (3.49m x 3.20m)

With a built in double wardrobe with hanging rail and double glazed window to front. Radiator.

## BEDROOM TWO

10'0" x 8'1" (3.06m x 2.47m )

Radiator and double glazed window to the rear.

## FAMILY BATHROOM

Re fitted with a white suite comprising a panelled bath with mixer taps over and an Aqualisa electric shower, wash hand basin inset with vanity unit under, low level WC, stainless steel heated towel rail, tiled flooring, Vent Axia extractor fan, shaver socket and double glazed window to rear.

## EXTERNALLY

### FRONT

With tarmac driveway providing parking for two cars and a slate covered border. Built in storage cupboard.

### REAR GARDEN

With a paved patio area and largely laid to lawn with wooden panel fencing enclosing and two sensor outside lights.

## TENURE

The property is Freehold with vacant possession on completion.

## COUNCIL TAX

The property is in Band C with the amount payable being £2162.31 for the year 2024/25.

## SERVICES

Mains services of gas, water, electricity and drainage are connected. Heating is from the gas fired Potterton Suprema boiler (Not checked by Chase Buchanan)

## VIEWING

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

## CODE

11230 22/05/2024

