



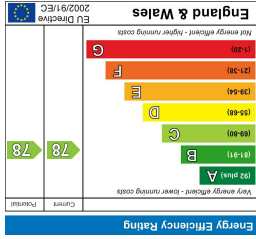
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**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements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

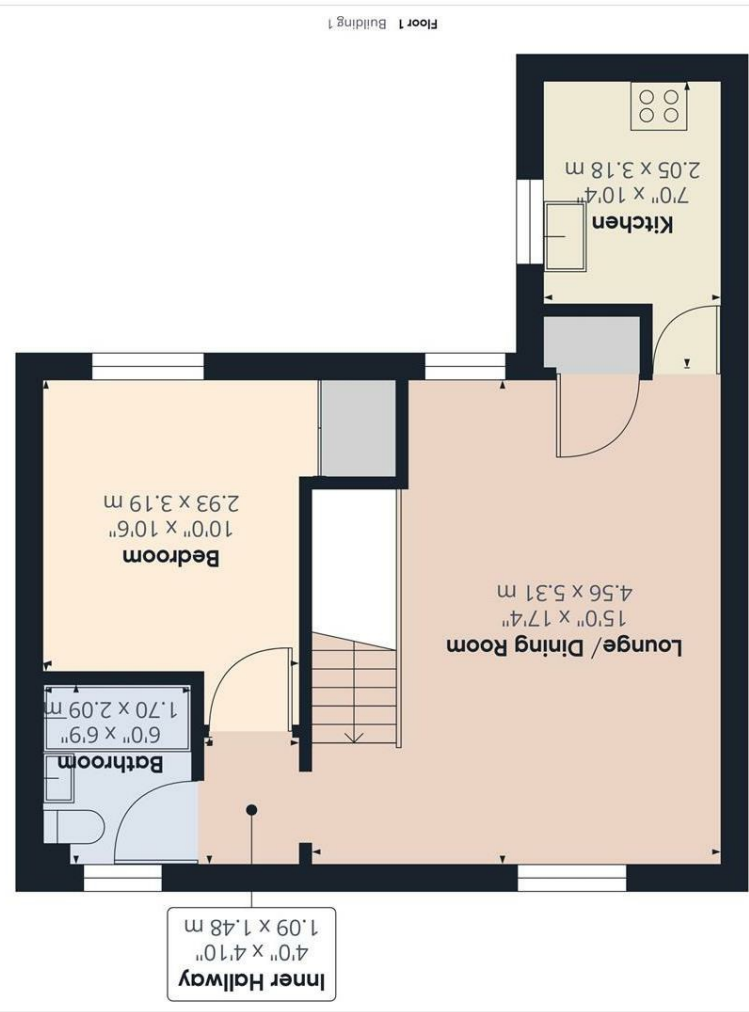
**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. G10ARF360

(1) Excluding balconies and terraces

Approximate total area  
466.18 ft<sup>2</sup>  
43.31 m<sup>2</sup>



15 Dovecote Close  
Trowbridge, Wiltshire, BA14 9TN

Offers In The Region Of £154,950

- One Bedroom First Floor Apartment With Garden & Garage
- Fitted Kitchen with Oven & Hob
- Gas Central Heating & PVCu Double Glazing
- Driveway & Garage
- Tenure Freehold Flat & Leasehold Garage (NO SERVICE CHARGES)
- Entrance Lobby, Spacious Lounge/Dining Room
- Inner Hall, Bedroom & Re Fitted Bathroom
- Front Garden
- Council Tax Band B/ EPC Rating C
- VENDOR SUITED



### SITUATION

Dovecote Close is a small cul de sac situated off of the Wingfield Road on the favoured Bradford On Avon & Bath side of town. The cul de sac offers an interesting mixture of differing styles of property. The house offers easy walking access to local Primary and secondary schools nearby plus the station.

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 beautifully presented self contained one bedroom first floor Freehold apartment with a garden and garage. The apartment offers accommodation including entrance lobby, a spacious lounge/dining room with dual aspect windows and a built shelved storage cupboard. There is a well fitted kitchen with oven and hob, double bedroom with built in wardrobe and a re fitted bathroom with shower over the bath. The property further boasts gas central heating and PVCu double glazing.

The apartment also offers an attractive area of garden at the front of the property and a driveway parking space leading to a garage with power and light (Leasehold).

The property would ideally suit a first time buyer or an excellent investment opportunity for buy to let landlords.

VENDOR SUITED.

### DIRECTIONS

From our office in Fore Street, proceed down Wicker Hill and bear left over the town bridge into Stallard Street. Proceed straight over the mini roundabout and over the rail bridge. At the junction and roundabout with Holy Trinity Church on your right, bear right at the traffic lights onto Wingfield Road following signs for Radstock. After passing John of Gaunt school on your left turn right into Chaffinch Drive and then first left into Dovecote Close. Bear round to the left as you enter the cul de sac and the apartment will be found on your right.

### ACCOMMODATION

#### ENTRANCE LOBBY

Part double glazed front door to entrance lobby. Entrance lobby with inset downlight and stairs to first floor.

#### OPEN PLAN LOUNGE/DINING ROOM

17'4" m x 14'9" (including stairs) (5.28m m x 4.50m (including stairs) ) With two radiators, dual aspect PVCu double glazed windows to front and rear and a built in storage cupboard with shelving. door to kitchen and arch way to inner hall.

#### KITCHEN

8'1" x 6'7" (2.48m x 2.03m) 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. There is a range of fitted base units and wall cupboards with laminate work surfaces over and tiled splash backs incorporating a built in Lamona electric oven

and four ring Lamona hob unit over. There is also space under the work top for a fridge, radiator, vinyl flooring and a PVCu double glazed window to the front.

#### INNER HALL

Doors to bathroom and bedroom.

#### BEDROOM ONE

10'4" x 9'5" (3.16m x 2.88m ) Radiator, built in double wardrobe with louvred doors, shelving and hanging rail and further cupboards over (Housing a wall mounted Worcester gas fired boiler) PVCu double glazed window to front. Access to roof space via loft ladder with light and partially boarded.

#### BATHROOM

Re fitted with a white suite comprising panelled bath with mixer taps over and shower attachment over and a shower screen. Pedestal wash hand basin, low level WC, radiator, extractor fan, shaver socket, tiled floor and walls, heated towel rail and PVCu double glazed window to rear.

#### EXTERNALLY

##### GARDEN

To the front of the property there is a shared access pathway (shared with next door property only) leading to a canopy porch with outside light. In addition there is an enclosed bin store area adjacent to the front door. The garden itself is largely laid to lawn with flower and shrub border and bound at the front by a wooden fence.

##### GARAGE & DRIVEWAY

17'9" x 8'8" (5.42m x 2.65m) With metal up and over door, power and light. There is a tarmac driveway providing parking leading to the garage.

##### TENURE

The property is Freehold, the neighbours property below is Leasehold and incorporated within the Freehold tile of 15 Dovecote Close. There are no management fees to pay. The garage is Leasehold on the remainder of a 999 year lease.

##### COUNCIL TAX

The property is in Band B with the amount payable for 2024/25 being £1892.03

##### SERVICES

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

##### LETTINGS AND MANAGEMENT

Chase Buchanan have a Lettings & Management Department in our Trowbridge office so please do not hesitate to speak to Francesca House, Lucy Mills or Kayleigh Beauchamp on 01225-431504.

##### VIEWING

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

##### CODE

11/07/2024 11358

