



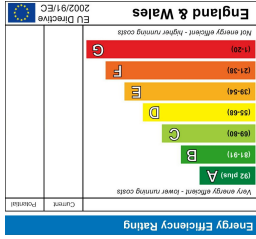
T: 01225 341504
E: trowbridge@chasebuchanan.co.uk

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

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.

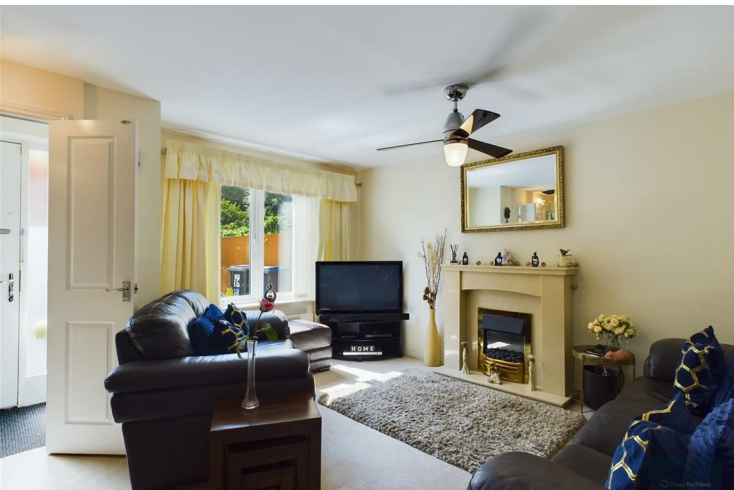


<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom (below 1.9m/6.2ft)</p> <p>G10ARF360</p>	<p>Approximate total area*</p> <p>829.04 ft² 77.02 m²</p> <p>Reduced headroom</p> <p>14.64 ft² 1.36 m²</p>
---	--



18 Hackett Place
Hilperton, Trowbridge, BA14 7UR
£295,000

- Attractive & Deceptively Spacious Three Bed Semi Detached House
- Single Garage & Driveway Parking
- Ensuite Shower Room, Family Bathroom & Cloakroom
- Good Sized Contemporary Kitchen/Breakfast Room
- Enclosed and Landscaped Rear Garden
- Desirable Cul De Sac Location
- Close to Local Amenities
- EPC Rating TBC / Council Tax Band C
- No Onward Chain
- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR



Situation

Located within Paxcroft Mead, a popular modern residential development on the northern edge of Trowbridge and conveniently situated within walking distance of the local amenities.

Paxcroft Mead is well established and offers a choice of primary schools including The Mead school within close proximity and the village centre which includes Budgens, a nursery, community centre, children's park and a popular public house (The Red Admiral). Nearby in Castle Mead, a more recent development, there is Castle Mead Primary school & nurse and a Co-op convenience store.

Trowbridge town centre is within a mile and a half. Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages and town centre amenities including a large Tesco Extra, Marks & Spencer Food hall, Sainsburys, ASDA, The Shire Shopping Centre and Odeon Cinema complex.

Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with picturesque villages scattered around offering history and character, there is an abundance of leisure opportunities to meet most peoples needs.

Description

Modern well presented 3 bedroom semi detached house nestled within a small cul de sac off Hackett Place. With deceptively spacious and light accommodation this attractive family home is not to be missed. Set back off the road and adjacent to green space, the plot extends from the garage on the road front with driveway parking to the low maintenance front garden with gated side access to the rear garden and additional space behind the garage.

With entrance hall opening into the living room, downstairs cloakroom, generous and stylish kitchen/breakfast room including white goods of a fridge/freezer, washing machine & dishwasher and with patio doors opening onto the rear garden, main bedroom with ensuite shower room, second double bedroom, third bedroom and family bathroom. Gas central heating from a combination gas boiler and PVCu double glazing throughout.

No Onward Chain

Accommodation

Entrance Hall

2'5" x 6'8" (0.74 x 2.05)

PVCu entrance door and adjoining window with frosted glass. Double doors opening into the living room.

Living Room

14'0" x 15'6" (4.27 x 4.74)

PVCu double glazed window to the front. Electric fireplace with attractive surround. Stairs to the first floor. Two radiators.

Cloakroom

3'5" x 6'2" (1.06 x 1.89)

With a white suite comprising WC and wash hand basin. Wall mounted mirror and small shelf. Half tiled walls. Tiled flooring. Radiator. Ceiling mounted extractor fan.

Kitchen/Breakfast Room

9'4" x 15'10" (2.86 x 4.83)

Large understairs cupboard with power point and freestanding tumble dryer. Range of contemporary matching wall and base units, square edge worktops with upstands and tiled splashbacks. Integral appliances including electric cooker, gas hob with wall mounted extractor above, fridge/freezer, washing machine and dishwasher. Housed wall mounted combination gas boiler. Tiled flooring. Radiator. PVCu french doors with adjoining windows opening onto the rear garden.

On the First Floor

Landing

Access to the loft space. Radiator.

Bedroom One

9'4" x 9'10" (2.85 x 3.02)

PVCu double glazed window to the front. Ceiling fan. Double wardrobe with sliding doors. Wall mounted TV and bracket. Radiator.

Ensuite Shower Room

6'9" x 5'11" (2.08 x 1.81)

PVCu obscure double glazed window to the front. With a white suite comprising WC, wash hand basin and shower cubicle. Wall mounted vanity unit with mirrored front. Tiled walls and flooring. Radiator. Ceiling mounted extractor fan.

Bedroom Two

10'11" x 8'8" (3.34 x 2.65)

PVCu double glazed window to the rear. Ceiling fan. Freestanding triple wardrobe. Wall mounted TV and bracket. Radiator.

Bedroom Three

12'2" x 6'9" (3.71 x 2.07)

PVCu double glazed window to the rear. Radiator.

Family Bathroom

6'9" x 5'11" (2.08 x 1.81)

With a white suite comprising bath with shower attachment, WC and wash hand basin. Mosaic tiled walls. Tiled flooring. Useful shelf indent with fitted wall mirror. Second wall mounted mirror. Radiator. Ceiling mounted extractor fan.

Externally

Single Garage

With up and over entrance door. Pitched roof with eaves storage space. Power and light.

Driveway Parking to the front.

Front

Paved path leading to the low maintenance front garden. Laid mainly to gravel with paved path to the front door and to the gated side access to the rear garden. Additional storage space behind the garage.

Rear Garden

Landscaped and enclosed with panel fencing rear garden with a good sized decking area leading out from the house and decked path to a raised decked seating area with raised planting beds, Laid mainly to astro turf with gravel borders. Assortment of plants and shrubs. Paved path leading to the gated side access.

Tenure

Freehold with vacant possession on completion.

Council Tax

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

Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired combination boiler (not tested by Chase Buchanan).

Viewings

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

Code

11242 02/08/24

