



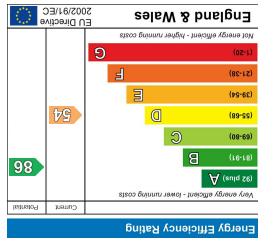
T: 01225 341504
E: trowbridge@chasebuchanan.co.uk

OFFICE
63 Fore Street
Trowbridge
Wiltshire
BA14 8ET

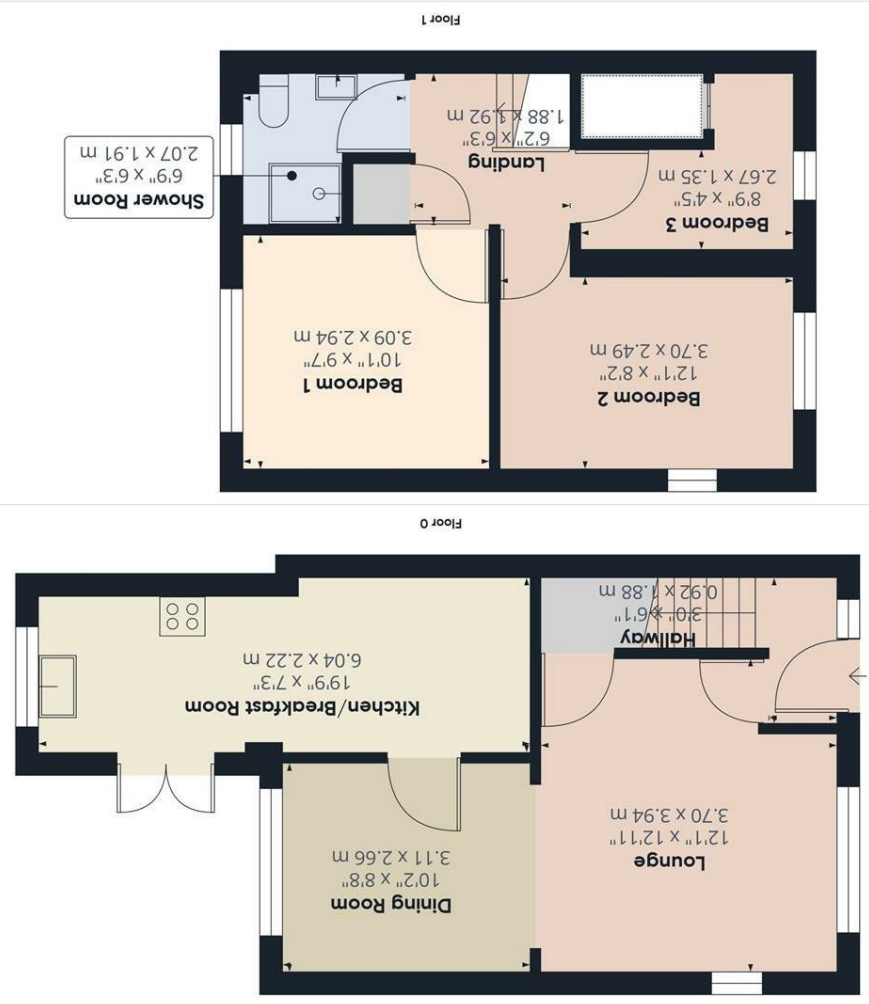
IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves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



G19ARFE360
Calculations are based on RICS IPMS 3C standard.
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: 747.34 ft² / 69.43 m²
Chase Buchanan



5 The Orchard
Semington, Trowbridge, BA14 6NN
£260,000

- An Extended 3 Bedroom End Terraced House in Tucked Away Location
- Kitchen/Breakfast Room
- Electric Heating & PVCu Double Glazing
- Two Allocated Parking Spaces
- VENDOR SUITED
- Entrance Hall, Lounge & Dining Room
- Shower Room
- Feature Wrap Around Enclosed Rear Garden
- EPC Rating-E/ Council Tax Band B
- 360 VIRTUAL TOUR AVAILABLE



SITUATION

The Orchard nestles in a tucked away location centrally within this sought after village with a rear garden that adjoins open fields. Open countryside and the Kennett and Avon Canal are also close by. Semington is a popular village, close to the A361 and A350 and offers local amenities including a village school, church, and community centre. There are excellent shopping facilities available within three miles in the neighbouring towns of Trowbridge and Melksham.

Nearby Trowbridge 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 modern extended 3 bedroom end terraced home with a delightful well tended spacious wrap around rear garden, on a small development of similar houses. The house offers accommodation including an entrance hall, lounge, dining room and a well fitted kitchen breakfast room. Upstairs are two double and a single bedroom with a shower room in addition. The property also benefits from electric heating, PVCu double glazed windows and two allocated parking spaces.

DIRECTIONS

From the centre of Trowbridge take the A361 Hilperton Road go round the Hilperton bypass and on towards Semington. At the large roundabout near to the village turn left and take the third turning on the left into Pound Lane. Then turn second right into Pound Close. As you proceed down the road The Orchard will be found on your left hand side with the house being at the far end of the terrace on your right hand side, being identifiable by our For Sale Board .

ACCOMMODATION

ENTRANCE HALL

Part double glazed front door to entrance hall. Entrance hall with stairs to first floor landing, electric convector heater, PVCu double glazed window to front and door to lounge.

LOUNGE

12'10" x 12'0" (3.93m x 3.66m)

Feature fireplace with electric log effect fire, electric convector heater, under stairs storage cupboard, arch way to dining room and dual aspect PVCu double glazed windows to front and side.

DINING ROOM

10'1" x 8'7" (3.08m x 2.64m)

Electric convector heater and PVCu double glazed window to rear, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

19'9" x 6'5" (6.02m x 1.96m)

With a one and a half bowl single drainer stainless steel sink unit with mixer taps over and cupboards under. An extensive range of cream fronted base units and wall cupboards with laminate work surfaces over and tiled splash backs incorporating an integrated dishwasher. Free standing Stoves double oven and for ring electric hob unit over with extractor hood. Plumbing for washing machine with washing machine, free standing fridge/freezer. Breakfast bar area, tall pull out shelved larder cupboard. Two inset down lights, Double glazed roof light, PVCu double glazed French doors to rear garden and PVCu double glazed window to rear.

FIRST FLOOR LANDING

Built in shelved airing cupboard with hot water cylinder and immersion heater. Access to roof space via loft ladder. (Part Boarded)

BEDROOM ONE

10'1" x 9'7" (3.08m x 2.93m)

Electric convector heater and PVCu double glazed window to rear.

BEDROOM TWO

12'1" x 8'2" (3.69m x 2.49m)

Electric convector heater, dual aspect PVCu double glazed windows to front and side.

BEDROOM THREE

3'5" x 7'9" plus 4'3" x 5'3" (l-shaped) (1.06m x 2.38m plus 1.32m x 1.61m (l-shaped))

Electric convector heater, PVCu double glazed window to front and a built in wardrobe with shelving and hanging rail with louvred doors and a further storage cupboard with louvred doors.,

SHOWER ROOM

With a white suite comprising a corner shower cubicle with a Mira electric shower, wash hand basin inset with vanity unit under, low level WC and vinyl flooring. Heated towel rail, extractor fan and PVCu double glazed window to rear.

EXTERNALLY

FRONT GARDEN

The front garden is crazy paved and gravelled for low maintenance with various flowers and shrubs inset. There is a paved path kleading to the front door with a canopy porch over.

PARKING

The property has two allocated parking spaces, which are block paved and are the third parking spaces from the far end back, being directly on opposite sides to each other.

REAR GARDEN

The rear garden is a wrap around landscaped and enclosed area with a paved patio area to the rear and a timber built summerhouse with power and light. At the side there is also a large expanse of artificial grass with a crazy paved patio area adjoining and well stocked flower and shrub borders. There is also a shared access pathway to the side access with a wrought iron gate.

SERVICES

The property has mains electric, drainage and water connected.

TENURE

The property is freehold with vacant possession on completion.

COUNCIL TAX

The property is Band B with the amount payable for 2024/25 being £1709.15

VIEWING

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

CODE

11390 27/09/2024

