



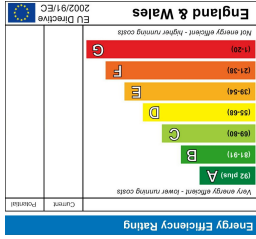
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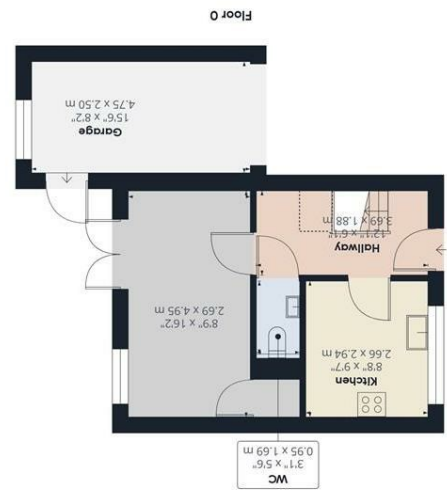
IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves 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.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>Approximate total area*</p> <p>935.81 m²</p> <p>86.94 m²</p> <p>Reduced headroom</p> <p>27.02 m²</p> <p>2.51 m²</p>	<p>(1) Excluding balconies and terraces.</p> <p>Reduced headroom</p> <p>Below 5 ft 1.5 m</p> <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>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>
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2B Frogmore Road
Westbury, Wiltshire, BA13 3AT
£269,950

- New Build 3 Bedroom Semi Detached House
- Fitted Kitchen With Oven, Hob & Extractor
- Master Bedroom With En Suite Shower Room
- PVCu Double Glazed Windows & Doors, Gas Central Heating
- Predicted EPC-B/Council Tax TBC
- Entrance Hall, Cloakroom
- Lounge/Dining Room
- Two Further Double Bedrooms & Family Bathroom
- Gardens & Garage
- ALLOWANCE FOR FLOOR COVERINGS OF £1500 (Subject To Terms & Conditions)



SITUATION

Well situated on the Trowbridge side of town in a road that offers an interesting mixture of differing styles of houses and easy access to a primary school, the train station, a Lidl supermarket and Tesco Express nearby.

Westbury is a popular market town located in the heart of Wiltshire well known for its Chalk White Horse. Its location provides access by road to nearby Trowbridge and Warminster by road with other centres including Frome, Bath & Salisbury accessible. The town offers schooling for all ages, three supermarkets including Morrisons, Lidl & Aldi, an indoor swimming pool and a range of shops, cafes, pubs and restaurants, whilst being well situated to give access to some beautiful walks and cycle rides in countryside nearby, with Longleat within 8 miles. There are also excellent rail links from the station to Bath, Bristol, Salisbury, London, Cardiff, Portsmouth and Swindon. The house offers easy access to Westbury town centre that offers a range of shops, cafes, bars and public houses and the oldest indoor swimming pool in the country.

DESCRIPTION

A quality new 3 bedroom semi detached house, being one of two houses built by a local independent builder Hermitage Homes. The house offers accommodation including an entrance hall, cloakroom, Fitted Benchmark kitchen with electric oven, 4 ring electric hob, extractor hood, plumbing for dishwasher and washing machine plus space for a fridge/freezer, and a lounge/dining room. Upstairs is a master bedroom with en suite shower room, two further double bedrooms and a family bathroom.

The specification includes internal oak veneer doors with chrome handles and LED down lights to hall, kitchen and bathrooms. There is also a 10 year structural structural warranty and an allowance towards floor coverings of £1500 (Subject To Terms & Conditions)

The house further offers gas central heating to radiator with thermostatic controls on ground and first floor and PVCu double glazed windows and doors.

Externally at the front the house has a gravelled driveway providing parking for one car, an integral garage with power and light and personal door to rear garden and a gravelled garden area and path to the front door. At the rear is a small garden with a gravelled patio area, with seeded lawned area all being enclosed by wooden panel fencing with path and timber gate to side access.

DIRECTIONS

From Trowbridge follow the A363 until reaching Westbury. Proceed straight over the first two roundabouts and then turn right immediately after Tesco Express into Frogmore Road. The two houses will then be found immediately on your right hand side being identifiable by our For Sale Board.

ACCOMMODATION

ENTRANCE HALL

12'0" x 6'0" (3.67m x 1.85m)

PVCu part double glazed front door to entrance hall. Entrance hall with stairs to first floor landing, under stairs area, radiator and doors to cloakroom, kitchen and lounge/dining room. Inset downlights.

CLOAKROOM

With a white suite comprising low level WC, wash hand basin inset with vanity unit under and radiator.Extractor fan.

LOUNGE/DINING ROOM

16'1" x 8'9" (4.91m x 2.68m)

Radiator, PVCu window to rear, built in storage cupboard and PVCu double glazed French doors to rear garden.

KITCHEN

9'8" x 8'6" (2.95m x 2.60m)

With a one and a half bowl single drainer stainless steel sink unit with cupboards under and a range of white gloss fronted fitted Benchmark units with laminate work surfaces and upstands over. Space and plumbing for dishwasher and washing machine. Built in electric oven, 4 ring electric hob unit over and stainless steel extractor hood. Space for fridge/freezer, radiator and PVCu double glazed window to the front. Inset downlights.

FIRST FLOOR LANDING

Access to roof space and radiator.

MASTER BEDROOM

12'2" x 7'10" (3.73m x 2.41m)

Radiator and PVCu double glazed window to front.

EN SUITE SHOWER ROOM

With a white suite comprising an independent shower cubicle with thermostatic shower, back to wall low level WC, pedestal wash hand basin, radiator and extractor fan. PVCu Double glazed Velux style window. Extractor fan.

BEDROOM TWO

13'0" x 10'5" (3.97m x 3.19m)

Radiator and two PVCu double glazed windows to front.

BEDROOM THREE

10'6" x 8'7" (3.21m x 2.63m)

Radiator and PVCu double glazed window to rear.

FAMILY BATHROOM

With a white suite comprising panelled bath with mixer taps over, pedestal wash hand basin, low level WC, extractor fan and radiator. PVCu double glazed window to rear. Inset down lights.

EXTERNALLY

FRONT GARDEN

The front garden, path and driveway are gravelled with parking for one car leading to integral garage. Outside tap.

GARAGE

15'7" x 8'2" (4.77m x 2.49m)

With metal up and over door, power and light and personal part double glazed PVCu door to rear garden. PVCu double glazed window to rear. Wall mounted gas fired combination boiler.

REAR GARDEN

With a gravelled patio area and path leading to side access with timber gate. Outside tap. Sensor lighting. There is a small lawned garden area. The garden is enclosed by wooden panel fencing.

TENURE

The property is freehold with vacant possession on completion.

COUNCIL TAX

Council tax band is to be confirmed.

SERVICES

Mains services of gas, water, electricity and drainage are connected. Heating is from the gas fired combination boiler (NOT CHECKED BY CHASE BUCHANAN)

LETTINGS AND MANAGEMENT

Chase Buchanan offer a full lettings & Management Service. An estimated rental value for this house is £1350.00 PCM. For more information or if we can be of any assistance with your rental need, please do not hesitate to contact us on 01225-341504.

VIEWINGS

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

CODE

26/09/2024 11389

