



**Wrights**  
01225 755553

Moyle Park, Hilperton, Trowbridge, Wiltshire, BA14 7UE

Offers in excess of  
£220,000

This well presented two bedroom semi detached coach house is located within the sought-after Paxcroft Mead development on the outskirts of Trowbridge.

Features include two double bedrooms, a garage converted into a ground floor lounge, a fully enclosed rear garden with side access, driveway parking for two vehicles, gas central heating and PVCu double glazing throughout.

### Situation

The property is situated on the sought after Moyle Park, within the popular Paxcroft Mead development. Local amenities include a shopping centre and two well regarded Primary Schools.

Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



### Semi-detached Coach House

Situated within the sought after Moyle Park development

Close to primary schools and many local amenities

Two double bedrooms

Garage converted to ground floor lounge

Fully enclosed rear garden

Gas central heating

PVCu double glazing throughout

Freehold property



## The property comprises

### Ground Floor

#### Hallway

With radiator and stairs leading to the first floor.

#### Lounge 8' 6" x 18' 3" (2.60m x 5.55m)

With radiator, storage cupboard housing gas combination boiler with space for washing machine, PVCu double glazed window to the front and patio doors opening on to the garden.

### First Floor

#### Dining Room 12' 3" x 8' 6" (3.74m x 2.60m)

With radiator, archway leading to kitchen and PVCu double glazed window to the rear.

#### Kitchen 8' 4" x 9' 5" (2.53m x 2.86m) max

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer, inset sink and drainer unit, integrated dishwasher and PVCu double glazed window to the front.

#### Bedroom 1 8' 7" x 18' 1" (2.61m x 5.51m) max

With built in storage cupboard, radiator and PVCu double glazed window to the front.

#### Bedroom 2 7' 11" x 10' 5" (2.42m x 3.17m)

With built in wardrobe, radiator and PVCu double glazed window to the front.

#### Shower Room 8' 1" x 7' 5" (2.47m x 2.25m) max

With fully tiled flooring and walls, white suite comprising shower enclosure with mains shower attachment, close coupled W.C and pedestal hand basin, and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

The property offers driveway parking for two vehicles.

#### To the rear

The fully enclosed rear garden is mostly laid to gravel with a small separate patio area ideal for enjoying the outdoors. The gravelled area is bordered by a variety of plants and shrubs. The garden also features gated side access leading to the driveway and front of the property.

### Tenure

The property is sold as freehold.

### Council Tax

The property is currently in council tax band B.

### EPC rating

The current EPC rating is C (75), with a potential for C (80).

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps



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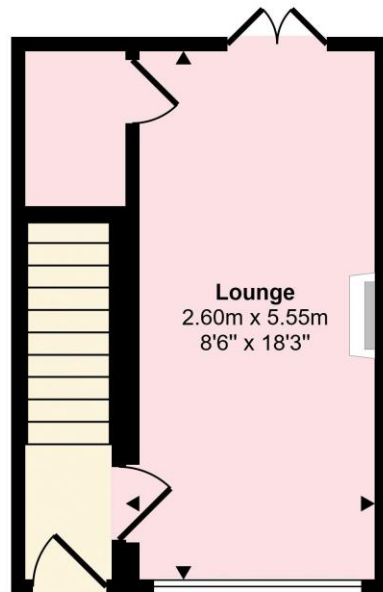


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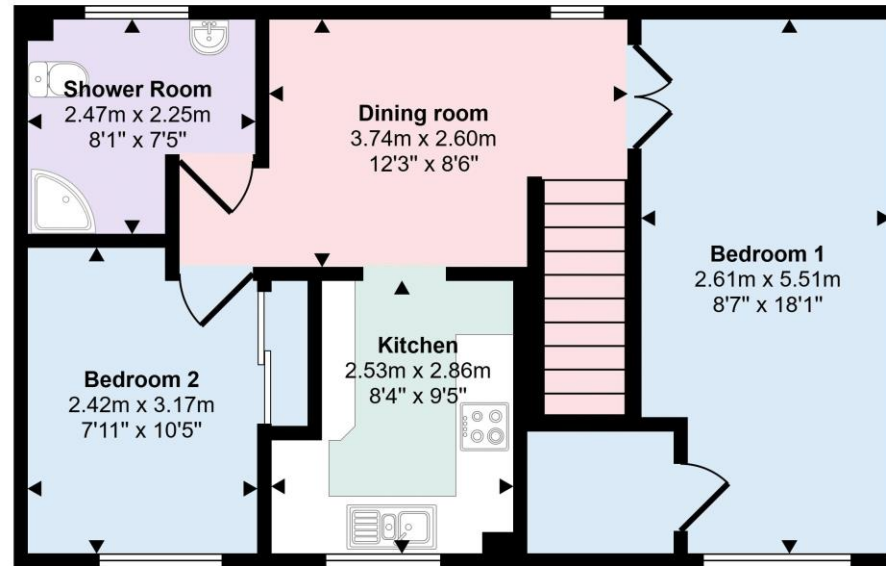
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Approx Gross Internal Area  
71 sq m / 761 sq ft

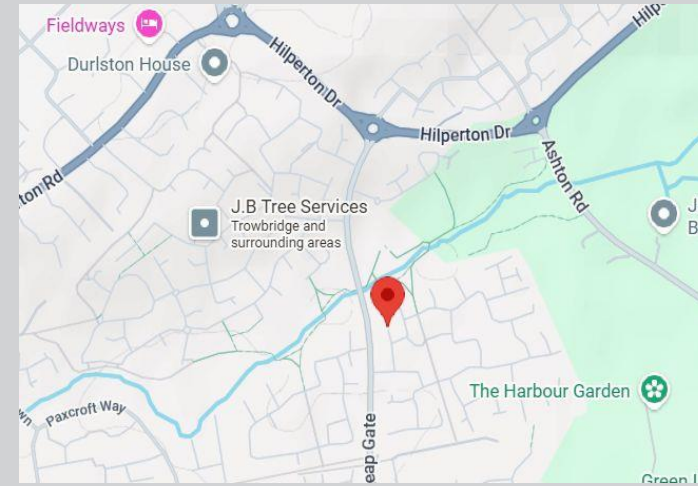
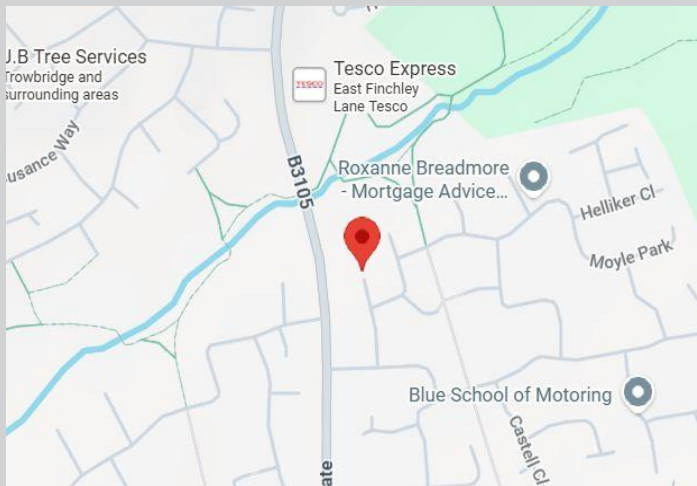
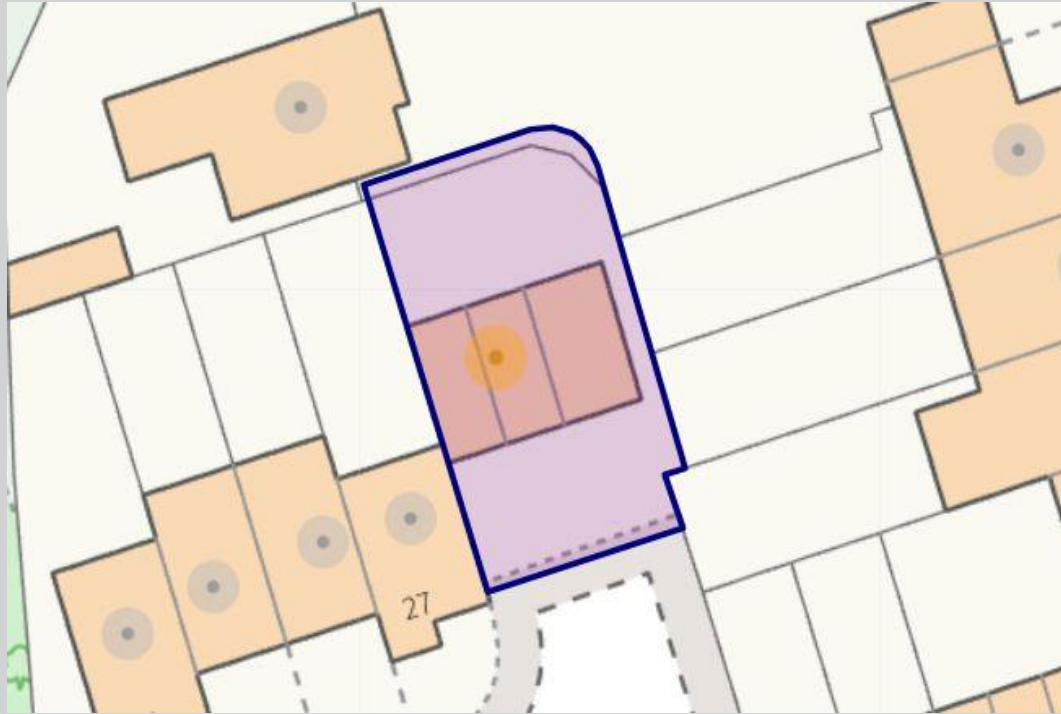


Ground Floor  
Approx 20 sq m / 218 sq ft



First Floor  
Approx 50 sq m / 542 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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