



Wrights
01225 755553

Yeoman Way, Trowbridge, Wiltshire, BA14 0QP

£300,000

Situation

The property is situated within easy walking distance of many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also 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 (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Four bedroom semi detached property

Three storey living

Walking distance to town centre and railway station

Close to primary and secondary schools

Driveway parking for one vehicle

Extremely spacious open plan kitchen/diner

Downstairs W.C

En-Suite

Gas combination boiler

PVCu double glazing throughout



This spacious four bedroom semi detached property is conveniently located within walking distance to Trowbridge town centre and railway station.

Arranged over three floors, the property boasts driveway parking for at least one vehicle, an impressive loft room occupying the entire second floor, an en-suite shower room to the principal bedroom, and a generously proportioned kitchen/dining room, perfect for modern family living.

Further benefits include a gas fired combination boiler and PVCu double glazing throughout.

The property comprises

Entrance Hall

With laminate flooring, radiator, stairs to first floor and PVCu double glazed window to the side.

Lounge 18' 4" x 12' 8" (5.6m x 3.85m) max

With laminate flooring, radiator and PVCu double glazed window to the front.

Kitchen/Diner 13' 11" x 8' 8" (4.23m x 2.64m)

With tiled flooring, a range of eye level and base units with worktops over and tiled splash backs, space for five ring gas cooker, American style fridge/freezer, washing machine and dishwasher, Belfast sink unit, and PVCu window to the rear. This room opens seamlessly into the family room, creating an ideal space for family living.

Family Room 8' 4" x 22' 8" (2.55m x 6.92m)

With tiled flooring, two radiators, PVCu double glazed window to the front and PVCu sliding patio doors opening onto the rear garden.

Cloakroom

With close coupled W.C, pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

First Floor

Landing

With radiator and PVCu double glazed window to the front.

Bedroom 1 13' 2" x 9' 6" (4.02m x 2.9m) max

With built in storage, radiator and PVCu double glazed window.

En-suite

With white suite comprising close coupled W.C, pedestal hand basin and shower enclosure with mains shower attachment, shaver plug socket, radiator and obscured PVCu double glazed window to the rear.

Bedroom 3 13' 7" x 8' 8" (4.15m x 2.64m) max

With radiator and PVCu double glazed window to the front.

Bedroom 4 11' 10" x 6' 8" (3.6m x 2.02m) max

With radiator and PVCu double glazed window to the front.

Bathroom 6' 0" x 8' 6" (1.84m x 2.58m) max

With white suite comprising close coupled W.C, pedestal hand basin and bath with mains shower attachment, heated towel rail, shaver plug socket, extractor fan and obscured PVCu double glazed window to the rear.

Second Floor

Landing

Bedroom 2 13' 9" x 12' 4" (4.19m x 3.76m) max

With radiator and Velux windows to the rear.

Externally

To the Rear

The fully enclosed rear garden benefits from a paved patio and Astro turf section providing an excellent low maintenance space. A side gate also offers convenient access to the driveway and front.

To the Front

With off road driveway parking for one vehicle and small grass area with well developed flowers and shrubs.

Tenure

The property is sold as freehold.

Council Tax

The property is currently in council tax band D.

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

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.

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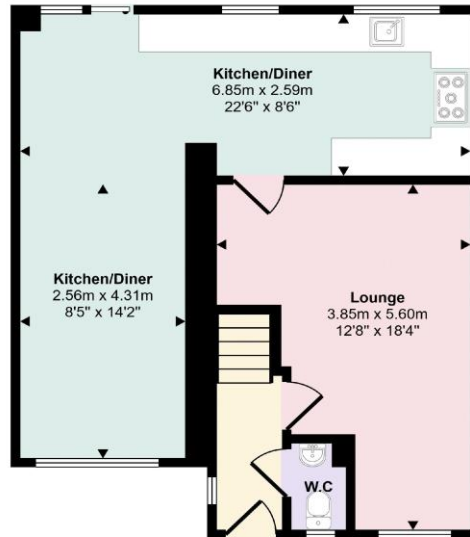


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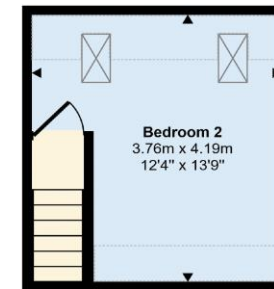
Approx Gross Internal Area
118 sq m / 1265 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft



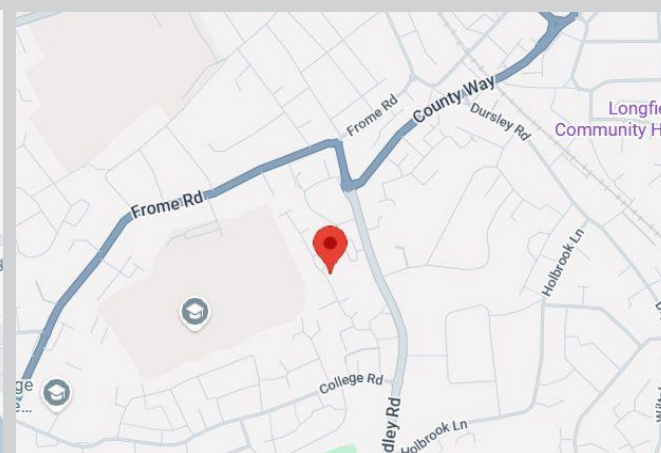
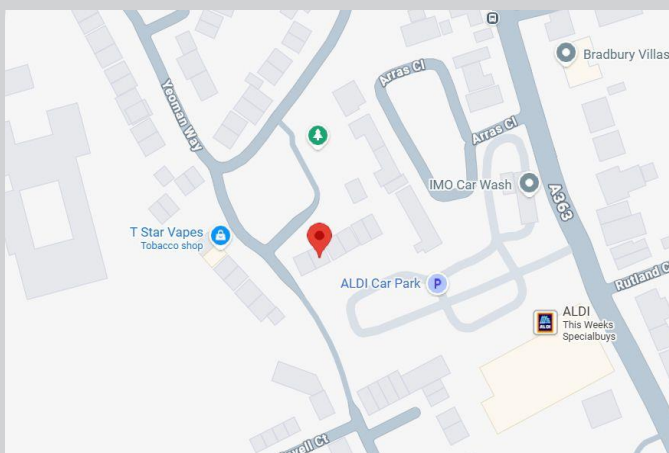
First Floor
Approx 48 sq m / 519 sq ft



Second Floor
Approx 16 sq m / 173 sq ft

Denotes head height below 1.5m

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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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.