TOWN&COUNTRY
ESTATES



8 Leisler Gardens, Castle Mead,

£1,100 PCM

LOCATION
Situated on the outskirts of Trowbridge, Castle Mead is a friendly family orientated area benefitting from a highly sought after primary school, variety of shops including a supermarket, family pub and also a social club provided for the community. There are also many things to do within the area, including walks around the local bicycle paths and numerous playing parks. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION
Situated on a quiet, block paved cul-de-sac, this modern two double bedroom, semi-detached property ticks all of the boxes! The accommodation comprises an entrance hall, kitchen, lounge/dining room, cloakroom toilet, master bedroom with en-suite, second double bedroom and family bathroom. Further benefits include gas central heating, Upvc double glazing, rear garden with side access and driveway parking for two vehicles.

ENTRANCE HALL
You enter through an entrance door with obscure glazed panels. There is a radiator, an opening to the kitchen, doors leading to the lounge, cloakroom and storage cupboard.

KITCHEN
9'6" x 7'3"
The modern kitchen has a Upvc double glazed window to the front, range of matching base and wall units with rolled top work surfaces and matching up-stands, built in fan assisted oven, inset Neff gas hob and chrome chimney style extractor fan with light over, 1½ bowl inset sink unit with chrome mixer tap, plumbing for washing machine, space for fridge/freezer, smoke detector and extractor fan. Concealed in a cupboard is a wall mounted gas combination boiler, supplying radiator heating and domestic hot water.

CLOAKROOM
Upvc obscure double glazed window to the front, dual flush close couple WC, pedestal wash hand basin with chrome taps, extractor fan and radiator.

LOUNGE/DINING ROOM
14'9" max x 11'6"
There is a Upvc double glazed window to the rear, TV point, telephone point, smoke detector and stairs to the first floor. Upvc double glazed French doors lead to the rear garden.

FIRST FLOOR LANDING
There is a smoke detector and doors to the two double bedrooms and the family bathroom.









BEDROOM ONE
11'6" max x 11'6" max
Bedroom one has a Upvc double glazed window to the rear, TV point, telephone point, radiator and door to the en-suite shower room.

EN-SUITE SHOWER
There is a Upvc obscure double glazed window to the rear, the suite comprises a shower cubicle with mains shower over, dual flush closed couple WC, pedestal wash hand basin with chrome taps, shaving socket, extractor fan, tiled splash backs and a radiator.

BEDROOM TWO
9'6" x 7'10"
Upvc double glazed window to the front and a radiator.

FAMILY BATHROOM
There is a Upvc obscure double glazed window to the front, a white suite comprising a panelled bath with chrome mixer tap and shower attachment, tiled splash backs, close coupled WC, pedestal wash hand basin with chrome mono taps, tiled splash backs, shaving socket, extractor fan, radiator and tile effect flooring.

EXTERIOR

FRONT
The front of the property is separated from the path by low hedging and is laid to low maintenance and attractive bark chippings. There is a path to the front door with storm porch over, outside light and side gate to the rear garden.

REAR GARDEN
The good size South facing rear garden is enclosed to all boundaries by wooden fencing. There is a patio, good size lawn and path leading to a gate to the front.

PARKING
Located to the left of the property, there is a drive providing off road parking for two vehicles.

ADDITIONAL INFORMATION
Council Tax Band - B
MOVE IN ON FRIDAY 18TH DECEMBER







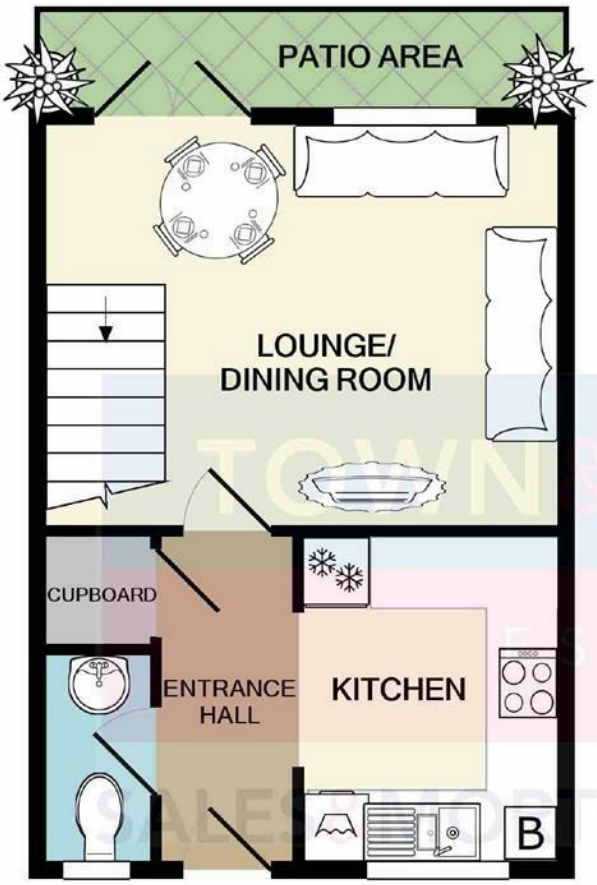


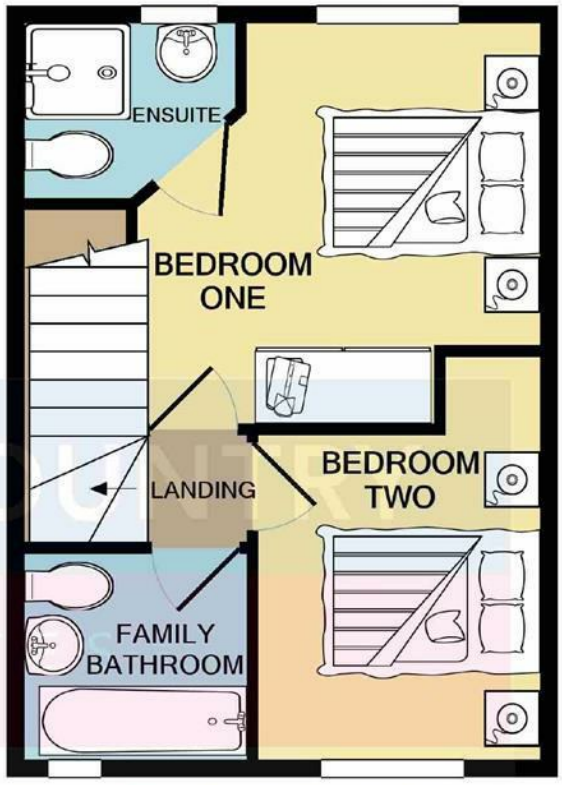

Carex











GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2020

TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 76699
Email: trowbridge@townandcountryestates.com

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Tel ephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

SALES&MORTGAGES&LETTINGS

SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LET
TINGS&SALES&MO &SALES&MORTGAG
ES&LETTINGS&SAL TTINGS&SALES&M
ORTGAGES&LETTIN AGES&LETTINGS&S
ALES&MORTGAGES MORTGAGES&LETT
INGS&SALES&MOR SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTING GES&LETTINGS&SA
LES&MORTGAGES& ORTGAGES&LETTI
NGS&SALES&MORT SALES&MORTGAGE
S&LETTINGS&SALE TINGS&SALES&MO
RTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SA

TOWN&COUNTRYMORTGAGES

FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE APPOINTMENTS AVAILABLE

CONTACT US ON:
01225 776699

BOOK ONLINE:
www.townandcountrymortgages.net



FIND US ON

OLIVER BROWNING
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.