



# strakers

📍 Plot 16, Courtfield Gardens Polebarn Road, Trowbridge,  
Wiltshire, BA14 7EG

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⑨ Plot 16, Courtfield Gardens Polebarn Road,  
Trowbridge, Wiltshire, BA14 7EG

£250,000

A brand newly built, two double bedroom, two bathroom, second floor apartment with underfloor heating and the rare benefit of a garage, which forms part of a small, exclusive development, in the heart of town, built by the renowned, awarding winning Ashford Homes.

- Brand Newly Built, End Of Terrace House
- Two Bedrooms
- Stunning, Open Plan Living Space
- Contemporary Kitchen Units & Integrated Appliances
- Superb Bathroom With Modern White Suite
- Exclusive Development Of Only 20 Homes
- Allocated Parking Space With EV Charging Point
- Underfloor Heating Via An Air Source Heat Pump
- 10 Year, LABC Structural Warranty
- Central Location

❖ Freehold

⑩ EPC Rating B



Courtfield Gardens is an impressive development, nestled next to the town park in the heart of Trowbridge. This exclusive collection of 20, high specification homes features 16 new build properties and four unique residences within a meticulously restored, Grade II Listed building.

Plot 16 is an attractive, brand newly built, end of terrace house which offers stunning accommodation comprising; entrance hall with cloakroom off, open plan sitting/dining/kitchen area with contemporary units, integrated appliances and French doors opening onto a patio seating area, two bedrooms and a superb bathroom with modern, white suite.

Externally there is a garden to the side with ornamental bushes and fencing to the side. To the rear there is a modest, paved patio garden which is enclosed by fencing.

Allocated parking space with EV charging point.

The property further benefits from underfloor heating via an air source heat pump, double glazing and a 10 year, LABC, structural warranty.

#### **Situation**

The property is situated in an exclusive, private setting, in the heart of the town centre and close to schooling for all age groups. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

#### **Property Information**

EPC Rating; TBC

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

Complete and ready for immediate occupation



# PLOT 16

## FIRST

### Main Bedroom

3.33m x 2.45m  
(10'9" x 8'0")

### Bedroom 2

2.09m x 4.06m  
(6'10" x 13'4")

## GROUND

### Kitchen /

### Living Area

4.03m x 5.30m  
(13'3" x 17'5")

### Total Net Sales Area

602 sq.ft



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