



6 Dymott Square Hilperton Trowbridge BA14 7RW

A gorgeous, updated yet characterful cottage, faced with Bath stone and tucked away in a quiet, desirable courtyard development within easy walking distance of the primary school, pub, allotments, village hall recreation ground and St Michael's church. The house has been recently and tastefully updated with extensive, energy-efficient, dimmable lighting throughout and would be perfectly suited to someone looking for a low-maintenance retirement property, a first-time buyer or holiday let. The accommodation comprises entrance hall, cloakroom with ground-floor w/c, living room with wood burner, modernised kitchen with induction hob, solid oak stairs and banisters, two bedrooms and walk-in shower/upstairs w/c. There is also an extensive, fully floored and well lit roof storage area. Other highlights include reversible and stylish energy-efficient sash windows, gas central heating with modern combi boiler/wireless thermostat, a secluded communal garden and covered off-road parking. This house is offered for sale with no onward chain.

Offers Over £265,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Solid wood-panelled door to the front. Radiator. Oak flooring and oak stairs to the first floor with understair storage cupboard. High-level cupboard housing recently installed fireproof fuse box and electric meter. Telephone point. Doorways off to cloakroom, kitchen and living room.

Living Room

12'9 x 11'8 (3.89m x 3.56m)

Two energy-efficient, reversible sash double glazed windows to the front. Radiator. Feature fireplace with solid fuel burner. Oak flooring and dimmable, energy-efficient ceiling lights. Television point.

Modernised Kitchen

11'7 x 6'4 (3.53m x 1.93m)

Sash window to the front. Radiator. A range of stylish modern wall, base and drawer units with laminate and granite work surfaces. Inset stainless steel sink unit with mixer tap and bevelled drainer. Built-in electric oven and four-ring induction hob with feature splash-back and extractor hood over. Plumbing for washing machine or dishwasher. Space for fridge/freezer. Breakfast bar. Stone-tiled flooring and energy-efficient, dimmable ceiling and under-cupboard lighting.

Cloakroom

Small feature circular window to the front. Radiator. Wash hand basin and w/c with push flush. Oak flooring.

FIRST FLOOR

Landing

LED ceiling lighting. Display shelving. Fully carpeted. Smoke and carbon monoxide alarms. Panelled solid wood doors off and into bedrooms, shower room and airing cupboard with modern Worcester combi-boiler.

Bedroom One

11'7 x 10'10 (3.53m x 3.3m)
Energy-efficient sash windows to the front. Radiator. Fully carpeted. Television point. Dimmable LED ceiling lighting.

Bedroom Two

11'7 x 6'5 (3.53m x 1.96m)
Energy-efficient sash windows to the front. Radiator. Fully carpeted. Access to loft space. Dimmable LED ceiling lighting. Built-in shelving and occasional bed/seating.

Modern Shower Room

Obscured, energy-efficient sash windows to the front. Radiator. Fully tiled, walk-in shower enclosure with modern mains rainfall and hand shower attachment and glass screen enclosing wall-hung wash basin, extractor fan and auto-demisting, heated mirror. Modern w/c with dual push

flush. Waterproof, wood-effect LVT flooring. Shaving point.

EXTERNALLY

To The Front

Well stocked, small garden area and feature Indian limestone terrace laid to lawn. Motion-activated outside light.

Communal Gardens

Enclosed east-facing courtyard with communal gardens and shared lawn. Equal share of storage space in substantial outside shed.

Parking

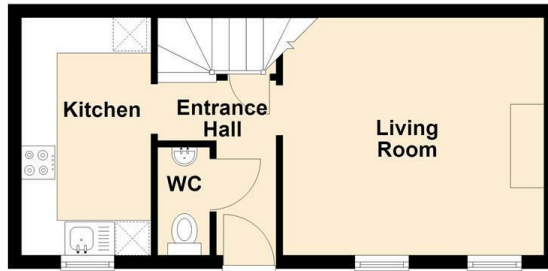
One covered parking space beneath timber-framed carport and one additional parking space to the front. Additional on-street visitor parking.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

Ground Floor

Approx. 27.9 sq. metres (299.9 sq. feet)

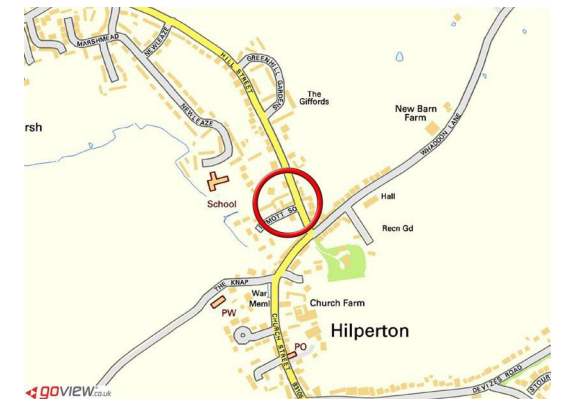


First Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



Total area: approx. 55.7 sq. metres (599.8 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.