



KINGSTONS



19 Taylors View

Trowbridge BA14 8TG

A spacious three/four bedroom townhouse in a converted Grade II Listed former mill building; situated in a cul de sac location just off the town centre, close to amenities, park, supermarket and railway station. Offered for sale with no onward chain. Accommodation comprises entrance hall, kitchen/dining room, family room/4th bedroom, cloakroom, living room to the first floor, main bedroom with en suite shower room, and a family bathroom. Benefits include double glazing, gas central heating, private courtyard garden, garage, off road parking space and communal parking. Viewing recommended.

Offers Over £300,000





ACCOMMODATION

All measurements are approximate

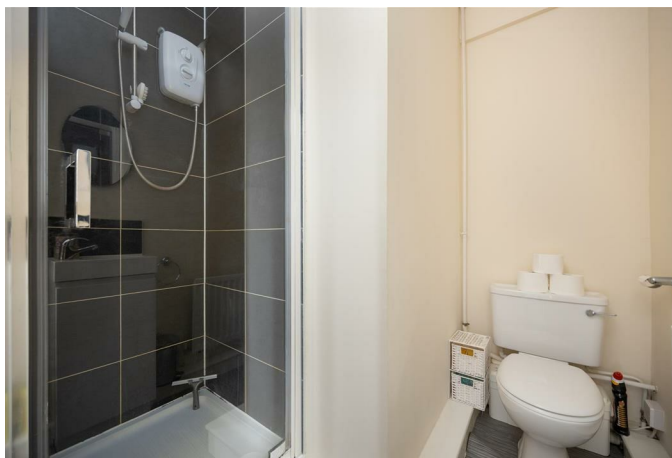
Entrance Hall

Obscured double glazed door to the front. Mat-well. Radiator. Stairs to the first floor with storage cupboard and recess under. Wood effect vinyl flooring. Doors off and into:

Kitchen/Dining Room

16'7" x 10'5" (5.05 x 3.18)

Double glazed sash window and French doors to the rear. Radiator. Extensive range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. Space for table. Wood effect vinyl flooring. Enclosed boiler.



Family Room/Bedroom Four

9'9" x 9'4" (2.98 x 2.85)

Obscured full height double glazed window to the front. Radiator.

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

Radiator. Stairs to the second floor. Balustrade. Doors off and into:

Living Room

16'8" x 14'11" (5.08 x 4.55)
Two sets of double glazed windows to the rear with stone mullions. Three radiators. Feature fireplace with electric fire. Television point.

Bedroom Three

10' x 8'6" (3.05 x 2.59)
Double glazed sash window to the front. Radiator.

SECOND FLOOR

Landing

Access to loft space. Doors off and into: airing cupboard housing hotwater tank and shelving.

Bedroom One

13'1" x 10' (4.00 x 3.05)
Double glazed sash window to the front. Radiator. Door to the:

En Suite Shower Room

Radiator. Three piece white suite comprising tiled shower cubicle with electric shower over and door enclosing, wash hand basin with cupboard under and w/c. Vinyl flooring

and inset ceiling spotlights. Extractor fan.

Bedroom Two

10'4" x 9' (3.15 x 2.75)
Double glazed windows to the rear with stone mullion. Radiator.

Family Bathroom

Obscured double glazed windows to the rear with stone mullion. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front

Entrance light. Communal parking.

To The Rear

Enclosed courtyard garden with private aspect comprising area laid to loose stone chippings with paved areas. All enclosed by fencing with gated rear pedestrian access.

Garage & Parking

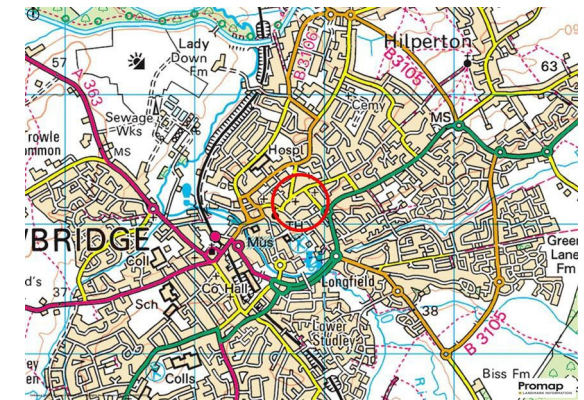
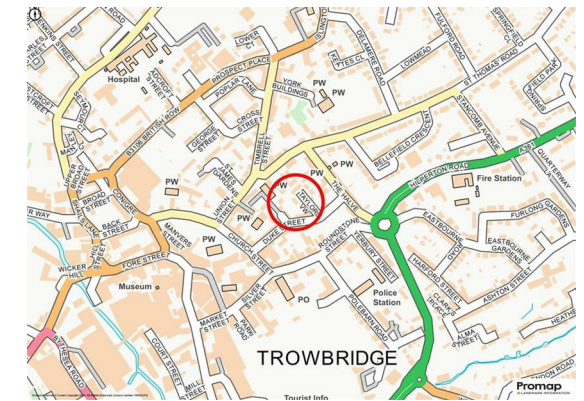
17'9" x 8'3" (5.40 x 2.52)
Up and over door to the front. Eaves storage. Parking to the front.



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



Total area: approx. 124.5 sq. metres (1339.9 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.