

**TOWN&COUNTRY**  
ESTATES



**Southfield, Southwick, Trowbridge, Wiltshire BA14 9PN**

**£300,000**



## LOCATION

Southwick is a rural Village to the southwest of the county town of Trowbridge, separated by the Southwick Country Park which offers approximately 152 acres of open fields. The popular Village has a family pub, shop and a well regarded Primary School. The neighboring Trowbridge offers busy shopping facilities, a modern cinema complex with popular restaurants and train station, with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - A four bedroom detached family home, approaching the market for the first time since it was built. In need of modernisation and priced according, the property offers an exciting opportunity for its new owner to put their own stamp on their purchase.

The accommodation comprises a porch, entrance hall, lounge, kitchen/dining room, rear hall, cloakroom toilet, three double bedrooms, a single bedroom and a pleasant bathroom. Further benefits include uPVC double glazing, driveway parking and rear garden.

## PORCH

With a a uPVC entrance door and uPVC double glazed windows, A door opens to the entrance hall.

## ENTRANCE HALL

You enter the property through a glazed door, there are stairs to the first floor and a glazed door to the lounge.

## LOUNGE

13'1" x 12'9"

There is a uPVC double glazed bay window to the front, two electric heaters, TV point and glazed double doors to the kitchen/dining room.

## KITCHEN/DINING ROOM

16'4" x 11'5"

The kitchen has a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, an inset sink with mixer tap and tiled splashbacks, built in oven, inset ceramic hob with extractor and light over, integrated fridge, integrated freezer and a glazed door to the rear hall.

The dining area has uPVC double glazed French doors opening to the rear garden and plenty of space for a table and chairs.

## REAR HALL

There is a uPVC double glazed door to the rear garden, internal door to the garage and a door to the cloakroom toilet.

## CLOAKROOM TOILET

With a uPVC double glazed window to the rear, dual flush WC, vanity unit with inset basin and mixer tap.

## FIRST FLOOR LANDING

The first floor landing offers access to the loft and has doors to all bedrooms and the bathroom.





## BEDROOM ONE

17'0" x 8'10"

The dual aspect master bedroom has uPVC double glazed windows to the front and rear, a range of fitted bedroom furniture and an electric storage heater.

## BEDROOM TWO

12'9" x 9'2"

Bedroom two has a uPVC double glazed window to the front and an electric storage heater.

## BEDROOM THREE

11'9" x 9'2"

The third double bedroom has a uPVC double glazed window to the rear, a range of built in bedroom furniture and an electric storage heater.

## BEDROOM FOUR

9'10" max x 6'10" max

Bedroom four is currently used as an office and benefits a uPVC double glazed window to the front, airing cupboard and an electric panel heater.

## BATHROOM

The well presented bathroom has an obscure uPVC double glazed window to the rear, a panelled 'P shape' jacuzzi bath with an electric shower over and glazed screen, large vanity unit offering lots of storage, inset light and a basin with mixer tap, dual flush WC, electric towel rail, tiled splash backs and underfloor heating.

## EXTERIOR

### FRONT

With driveway parking, outside light, front garden and a path to the front door, which extends around the property to the rear garden.

### REAR GARDEN

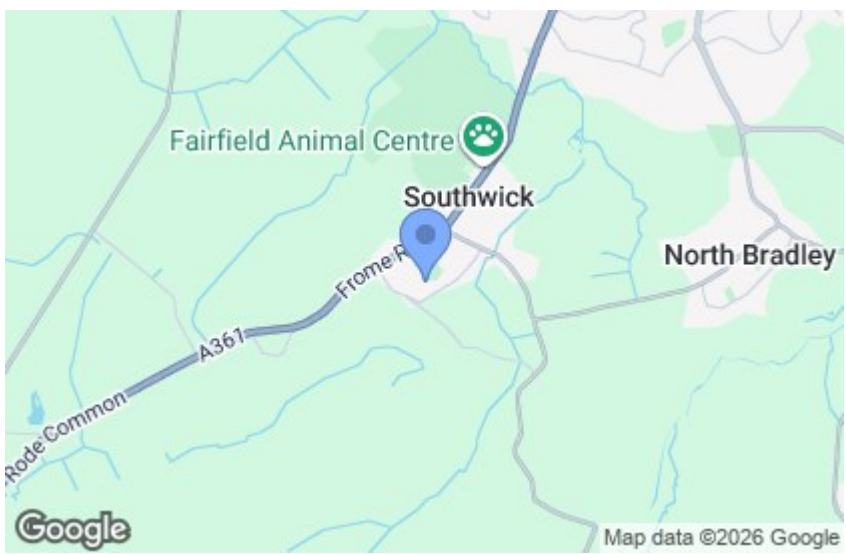
Backing onto Southwick Village Hall playing field, the rear garden is in need of landscaping but offers a good size outside space.

### GARAGE

With up and over door to the front, power, light and an internal door to the rear hall.

## ADDITIONAL INFORMATION

Council Tax Band - D









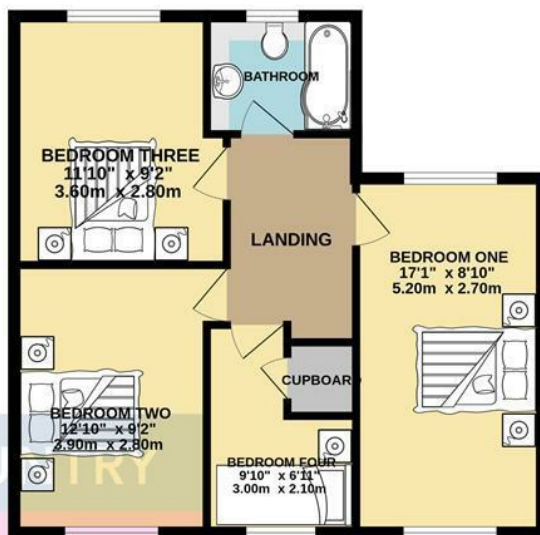




GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.

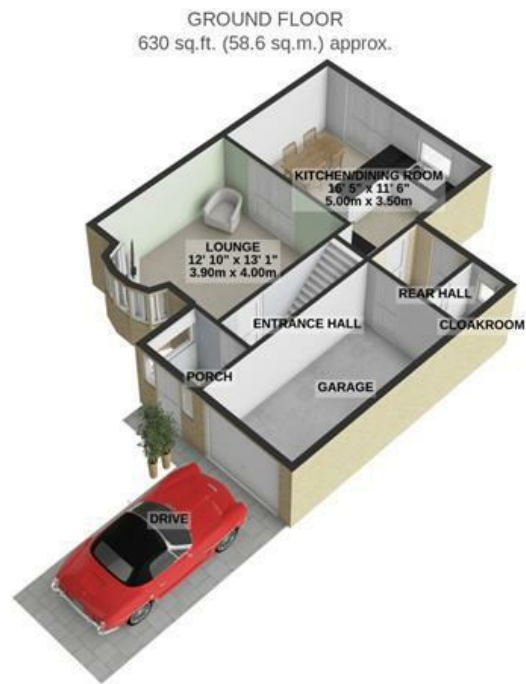


TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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

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

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Teleph one: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

[www.townandcountryestates.com](http://www.townandcountryestates.com)

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