Newtown, Trowbridge, BA14 0BE

Offers In Excess Of £200,000

LOCATION
The property is ideally situated within walking distance of the town centre, train station with direct links to Bath and Bristol, local schools, County Hall, and the modern cinema and restaurant complex.

DESCRIPTION
NO ONWARD CHAIN - A spacious Victorian home situated in a convenient location within walking distance of the town centre and its wide range of amenities. Although the property would benefit from some refurbishment, it has already had several important improvements, including new UPVC double glazed windows, new roofs to the main house and kitchen, and a gas combination boiler installed approximately four years ago.

The ground floor offers an entrance hall with original period tiled flooring, living room, dining room, breakfast room and kitchen. To the first floor are two generously sized bedrooms and a large wet room, while the second floor provides a versatile loft room. Externally, the property benefits from a long rear garden with gated access onto a lane, together with a detached wooden garage situated opposite the property.

ENTRANCE HALL
The property is entered via a UPVC door into a welcoming entrance hall, featuring original period tiled flooring, radiator, doors leading to the living room, dining room and breakfast room, together with stairs rising to the first-floor landing, with useful storage cupboard beneath.

LIVING ROOM
14'4" (into bay) x 11'5"
The living room features a UPVC double glazed bay window to the front, radiator, an open fireplace with tiled surround and hearth, period picture rails and an opening leading through to the dining room.

DINING ROOM
12'0" x 11'5"
The dining room features a UPVC double glazed window to the rear, together with attractive period picture rails.

BREAKFAST ROOM
9'11" x 9'6"
The breakfast room features a radiator, UPVC door providing access to the side, UPVC double glazed window to the side and a door leading through to the kitchen.

KITCHEN
The kitchen is fitted with a matching range of wall, base and drawer units, incorporating an inset stainless steel sink and drainer. There is space for an oven, washing machine and fridge freezer, together with UPVC double glazed windows overlooking the side and rear.

FIRST FLOOR LANDING
The first-floor landing provides access to the bathroom and bedrooms one and two, together with a door leading to stairs rising to the useful loft room.

WET ROOM
The generously sized wet room features an obscured UPVC double glazed window to the rear aspect, close-coupled W.C., pedestal wash hand basin and mains-fed shower. An airing cupboard provides useful storage and houses the gas combination boiler.

BEDROOM ONE
14'3" (into bay) x 14'9"
Bedroom one is a spacious double bedroom featuring a UPVC double glazed bay window to the front, additional UPVC double glazed window, radiator and an attractive cast iron open fireplace.

BEDROOM TWO
12'1" x 8'9"
Bedroom two is another well-proportioned double bedroom, featuring a UPVC double glazed window, radiator and an attractive cast iron fireplace.

LOFT ROOM
13'8" x 13'10"
The large and versatile loft room provides a useful additional space, featuring a window and ample storage spaces.

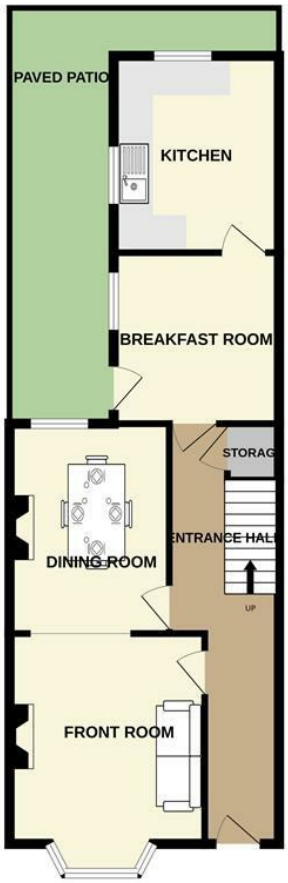
EXTERIOR

FRONT
There is a front garden area with a pathway leading to the front door.

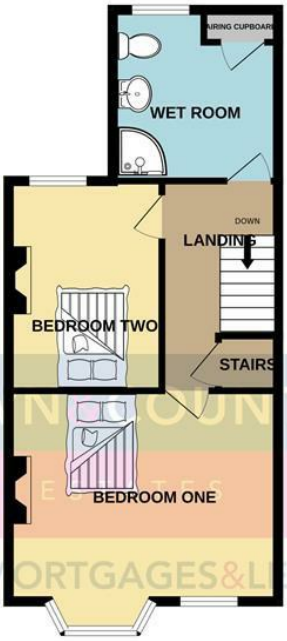
REAR GARDEN
The property benefits from a long rear garden, with gated access onto a lane. Situated on the opposite side of the lane is a detached wooden garage belonging to the property, potentially providing useful additional storage and parking.

ADDITIONAL INFORMATION
Council tax band C
Front windows and door fitted in 2021 with a 10 year warranty
Rear windows and door fitted in 2024 with a 10 year warranty
Main roof replaced in 2025
Kitchen roof replaced in around 2023.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.

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TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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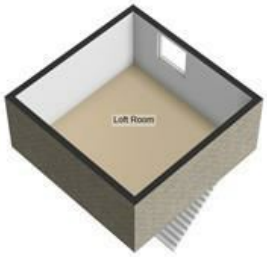
Ground Floor
577 sq.ft. (53.6 sq.m.) approx.

1st Floor
470 sq.ft. (43.6 sq.m.) approx.

2nd Floor
190 sq.ft. (17.7 sq.m.) approx.



Total Floor Area : 1237 sq.ft. (114.9 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.
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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 766 99
Email: trowbridge@townandcountryestates.com

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

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

www.townandcountryestates.com

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