



75 Summerdown Walk, Trowbridge, BA14 0LE

Guide Price £220,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 2
Bathrooms: 1
Receptions: 2

This low-maintenance terraced home offers a peaceful and sought-after position, enjoying a lovely outlook at the front across the mature garden and leafy walkway. Ideally situated on the established fringes on the Southern-side of the town, this property provides easy access both in and out of town.

A useful enclosed porch provides space for the coats, shoes, and boiler, leading into a bright open-plan sitting/dining room measuring almost 23 feet. The well-equipped kitchen is situated at the rear, organised in a semi-open place fashion, creating a pleasant social space overall and offering some fitted appliances for practicality. Adding to the home's flexibility is a double-glazed garden room, perfectly suited as a home office, gym, or play room.

Ascend to the first floor where you will find a modern bathroom offering a bath with shower over, a sink, W.C, and heated towel rail - This bathroom serves two well-proportioned double bedrooms, the larger of which features a sizeable fitted wardrobe/storage cupboard.

Externally, the property benefits from an enclosed, private, and nicely matured rear garden which comprises of lawn, patio, and well-stocked flowerbeds often teeming with colour, creating a charming backdrop. An inviting and relatively low-maintenance outdoor space geared towards relaxation and enjoyment, this sunny South-Westerly facing garden benefits from rear access (through the double garage). A rare and highly desirable feature of this house is the double garage located at the rear, which is complete with light, power, and an inspection pit, providing excellent storage, parking, and workshop potential, and offering the extra space to park a vehicle in front.



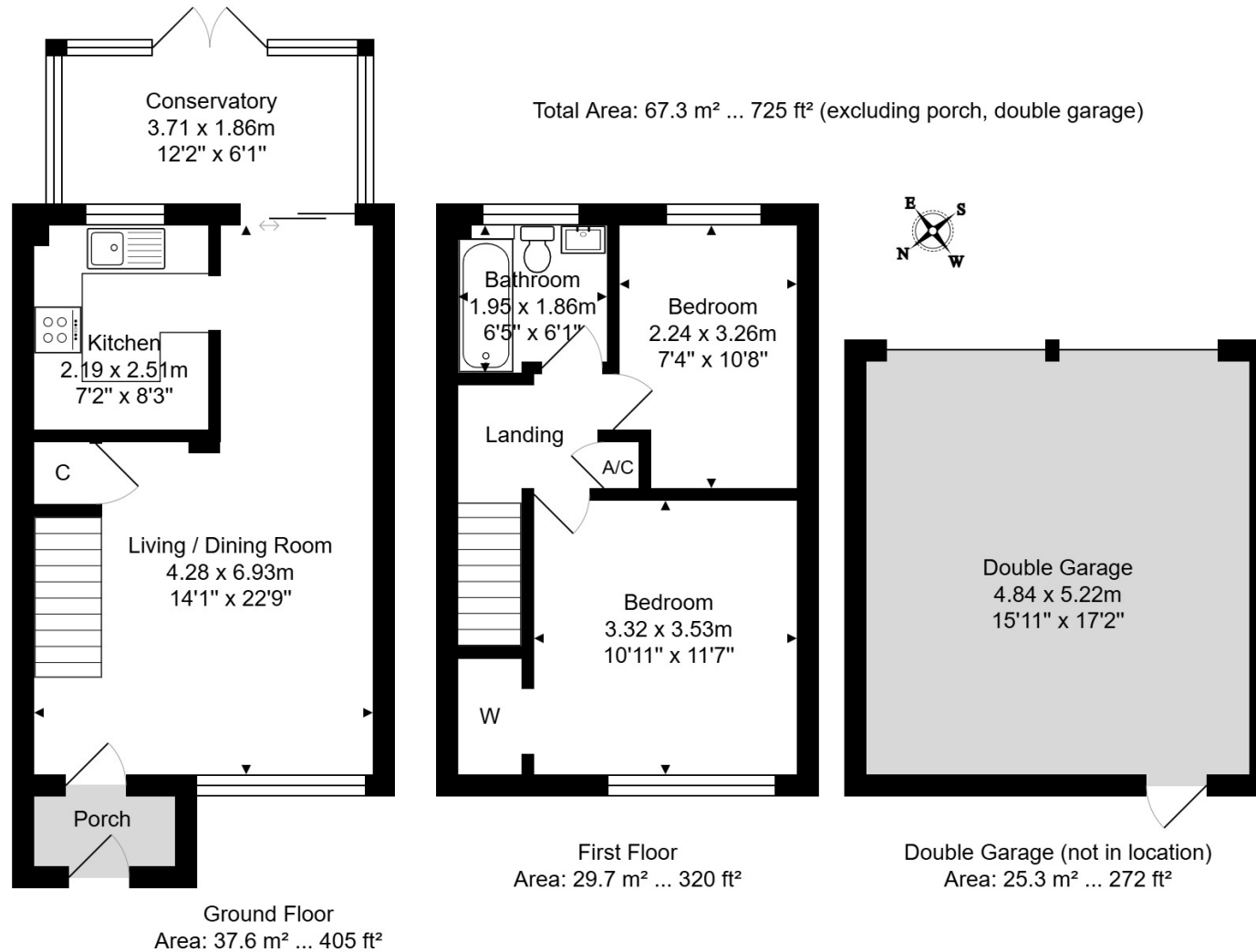
Summerdown Walk is a well-established, desirable and leafy development offering peace and quiet alongside excellent connectivity to Trowbridge and beyond. Situated on the southern side of town, it is close to open field walks, a play park and the popular Biss Meadows Nature Reserve. Trowbridge Town Park also provides a great family-friendly space and hosts events throughout the year. Trowbridge, Wiltshire's county town, offers a wide range of retail, commercial and leisure facilities, with festivals and events throughout the year. A new leisure centre with swimming pool and gym is currently under construction. Trowbridge railway station, approximately 1.5 miles away, provides regular services to Bath, Bristol, Salisbury and Southampton, plus an indirect London service. Westbury station, around a 15-minute drive away, offers direct trains to London. The A350, A36 and M4 (Junction 17, around 30 minutes) are also easily accessible. Nearby destinations include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Additional Information

Tenure: Freehold Mid-Terrace House
 Council Tax Band: B
 Current EPC Rating: D (67)
 Potential EPC Rating: B (83)
 Mains gas radiator central heating.
 Mains drainage.
 Mains water supply.
 Mains electricity supply.
 Double glazing throughout.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.





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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
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