



## 13 Brookmead

### Southwick Trowbridge BA14 9QJ

A beautifully presented three bedroom terrace house situated at the end of a quiet cul-de-sac, adjacent to open fields, within the well regarded village of Southwick close to popular pub, country park and school. The modern interior boasts newly fitted carpets, refurbished uPVC double glazed windows, modern electric smart heaters, contemporary shaker style kitchen/dining room with extensive storage, refurbished family bathroom with mains shower and three good sized bedrooms. Additional features include good sized, private landscaped gardens with newly laid turf and patio off the kitchen/dining room; gravel driveway and single garage. Ideal first time buy - viewing is highly recommended.

**Offers Over £240,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the front. Electric heater. Stairs to the first floor. Tiled flooring. Smoke alarm. Panelled door to the:

### Living Room

12'6" x 12'5" (3.81m x 3.78m)  
UPVC double glazed window to the front. Electric heater. Telephone point. Coving. Panelled door to the:

### Kitchen/Dining Room

15'6" x 8'7" (4.72m x 2.62m)  
UPVC double glazed sliding patio doors and window to the rear. Extensive range of shaker style wall, base, drawer and larder units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in stainless steel electric oven (replacement) and four-ring induction hob with acrylic splash-back and extractor hood over. Plumbing for washing machine. Integrated fridge/freezer. Tiled flooring and coving. High level cupboard housing fuse box. Doorway to under stairs storage cupboard housing new smart meter.

## FIRST FLOOR



### **Landing**

Balustrade. Access to part boarded loft space. Smoke alarm. Panelled doors off and into:

### **Bedroom One**

11'4" x 8'3" (3.45 x 2.51)

UPVC double glazed window to the front. Electric heater.

### **Bedroom Two**

9'11" x 8'3" (3.02m x 2.51m)

UPVC double glazed window to the rear. Electric heater. Feature panelled wall.

### **Bedroom Three**

7'9" x 6'10" max (2.36m x 2.08m max)

UPVC double glazed window to the front. Over stairs storage cupboard housing immersion heater with new coil.

### **Refurbished Family Bathroom**

Obscured UPVC double glazed window to the rear. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. New vinyl flooring. Vanity mirror. Extractor fan.

### **EXTERNALLY**

### **To The Front**

Entrance light. Gravel driveway providing off road parking for two vehicles.

### **To The Rear**

Enclosed rear garden with private aspect comprising paved patio area to the immediate rear, area laid to newly laid lawn, gravel border and area laid to bark chippings. All enclosed by fencing with gated rear pedestrian access.

### **Garage**

15'9 x 8'3 (4.8m x 2.51m)

Located in an adjacent block - 2nd from end, in the right hand block. Up and over door to the front.

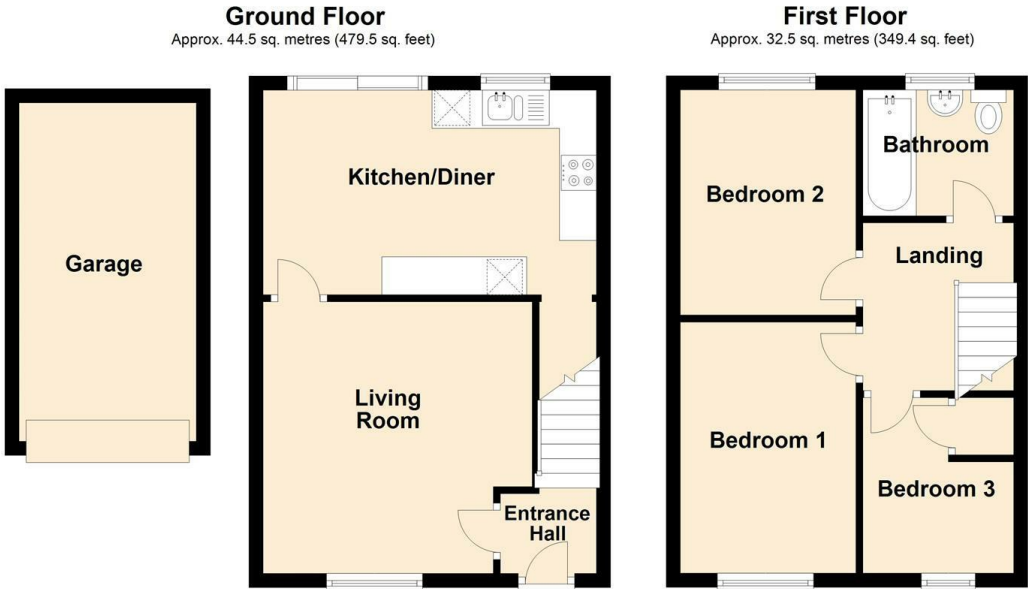
### **AGENTS NOTE:**

Since the EPC was commissioned the UPVC double glazed window casements have been replaced - except bathroom and doors.





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



Total area: approx. 77.0 sq. metres (828.9 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.