





16 Bartletts Mead

Steeple Ashton Trowbridge BA14 6HF

A fantastic opportunity to purchase a well presented three bedroom semi-detached property tucked away in a sought after cul se sac within the highly desirable village of steeple Ashton close to countryside, pub & community run village shop/café. Accommodation comprises entrance porch, living room, kitchen/diner with integrated appliances, conservatory, three bedrooms with built-in wardrobes and refitted shower room. Benefits include UPVC double glazing, oil fired central heating, private landscaped garden, garage and driveway providing off road parking. Viewing recommended.

Offers Over £300,000









ACCOMMODATION

All measurements are approximate

Entrance Porch

Double glazed door to the side. UPVC double glazed window to the front. Radiator. Wood effect flooring. Part obscured glazed door to the:

Living Room

13'2 x 12'11 (4.01m x 3.94m)
UPVC double glazed window to the front. Radiator. Stairs to the first floor. High level cupboard housing fuse box. Television and telephone points. Coving. Thermostat. Door to the:

Kitchen/Diner

13'2 x 10'0 (4.01m x 3.05m)
UPVC double glazed window and French doors to the conservatory. Radiator. Extensive range of wall, base, drawer and larder units with tiled splash-backs and acrylic bonded worktops. Stainless steel one and half bowl sink drainer unit with mixer tap. Built-in stainless steel Neff electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Integrated dishwasher. American style fridge/freezer included. Space for table. Tiled flooring, coving and inset ceiling spotlights.

Conservatory
10'7 x 9'0 (3.23m x 2.74m)
UPVC double glazed and brick construction with French doors to the side. Radiator. Tiled flooring and wall light.

FIRST FLOOR

Landing
Smoke alarm. Access to loft space. Over stairs storage cupboard. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One
16'3 x 9'1 (4.95m x 2.77m)
UPVC double glazed windows to the front and rear. Radiator. Built-in double and triple wardrobes with sliding mirrored doors enclosing. Access to loft space. Coving.

Bedroom Two
9'9 x 9'7 (2.97m x 2.92m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Coving.

Bedroom Three
10'2 x 6'11 (3.10m x 2.11m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Refitted Shower Room
Obscured UPVC double glazed window to the rear. Chrome towel radiator and electric under-floor heating. Three piece white suite with fully tiled surrounds comprising corner shower cubicle with mains shower over and door enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Built-in cupboards. Tiled flooring, coving and inset ceiling spotlights.

EXTERNALLY

To The Front
Entrance light. Area laid to lawn. Parking for two vehicles. Side pedestrian access to the rear.

To The Rear
Enclosed landscaped garden with private aspect comprising patio area to the immediate rear, area laid to slate chippings with paving, area laid to artificial lawn and slate chipping borders. Summer house. Garden shed. Enclosed oil tank. Lighting. All enclosed by closed board and picket fencing.

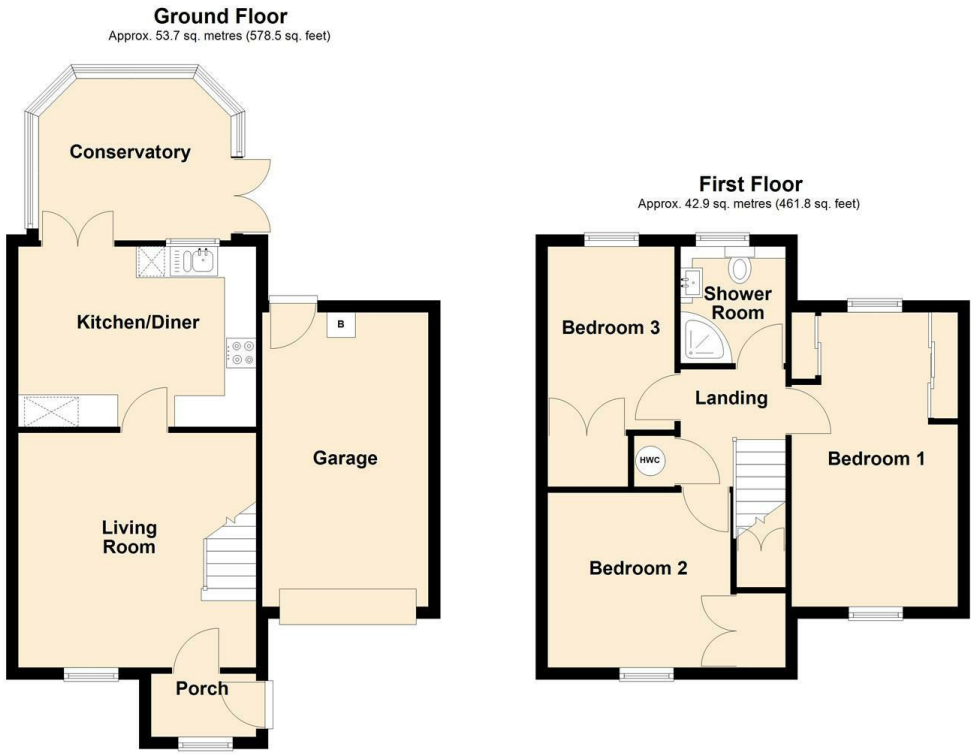
Garage
16'2 x 9'2 (4.93m x 2.79m)
Electric roller door to the front. Power, lighting and tap. Grant oil fired boiler. Obscured UPVC double glazed door to the rear.







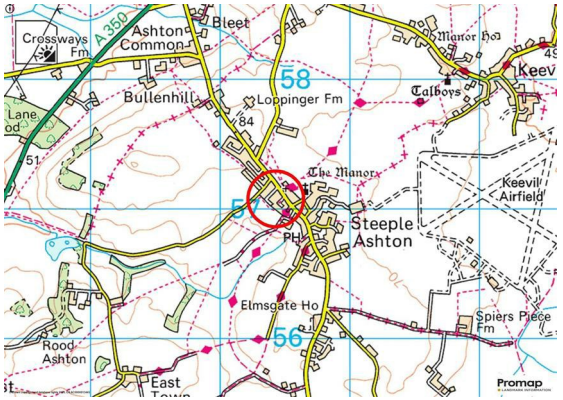
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**



Total area: approx. 96.6 sq. metres (1040.3 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.