



Wrights
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Windermere Road, Trowbridge, Wiltshire, BA14 8TE

Offers in excess of
£300,000

This well presented three bedroom semi detached bungalow is ideally situated in a desirable location within level walking distance of Trowbridge town centre.

The property benefits from an air source heat pump, fully owned solar panels with battery storage, driveway parking for several vehicles, a large detached garage/workshop, and a private, low maintenance rear garden.

Offered for sale with no onward chain.



Three bedroom semi detached bungalow

Desirable location within level walking distance of the town centre

Air source heat pump

Fully owned solar panels with battery storage

Situation

The property is situated on a desirable cul-de-sac within level walking distance of the town centre of Trowbridge, which offers a full range of town centre shops, restaurants and cafes, and the the Odeon cinema complex.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Low maintenance and private rear garden

Large garage/workshop

Driveway parking for several vehicles

Sold with no onward chain



The property comprises

Entrance Hall

With radiator and cupboard housing pressurised hot water cylinder.

Kitchen 9' 11" x 9' 6" (3.01m x 2.90m)

With a range of eye level and base units, worktops with tiled splash backs, one a half bowl sink/drain unit, integrated eye level double oven, ceramic hob with extractor hood over, space for fridge, freezer, washing machine and dishwasher, two built in storage cupboards, PVCu double glazed window to the rear and PVCu door providing side access to the driveway.

Lounge 14' 0" x 11' 7" (4.26m x 3.54m)

With radiator and PVCu double glazed window to the front.

Bedroom 1 11' 9" x 9' 8" (3.57m x 2.95m)

With radiator and PVCu French doors opening onto the rear garden.

Bedroom 2 8' 8" x 9' 7" (2.65m x 2.92m)

With radiator and PVCu double glazed window to the front.

Bedroom 3 10' 6" x 6' 4" (3.21m x 1.94m)

With radiator and PVCu double glazed window to the rear.

Shower Room

With white suite comprising shower enclosure with electric shower, W.C and hand basin with vanity unit, radiator, fully tiled walls, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front and side

A spacious block paved driveway to the front of the property provides off road parking for several vehicles, with a pathway leading to the front door. Double gates open onto further driveway parking to the side of the property, leading to a large workshop/garage and providing access to the rear garden.

Detached Garage/Workshop 6' 8" x 28' 7" (2.02m x 8.70m)

With double doors to the front, power, light, eaves storage, window and door to the side.

To the rear

The low maintenance rear garden is predominantly laid to patio, providing a generous and private outdoor seating and entertaining space. There is a large storage shed and side access into the workshop.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band C.

Energy Performance

The previous EPC rating is D (67), with a potential for B (86).

Services

Mains electricity, water and drainage are connected. The property is heated by an air source heat pump to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps



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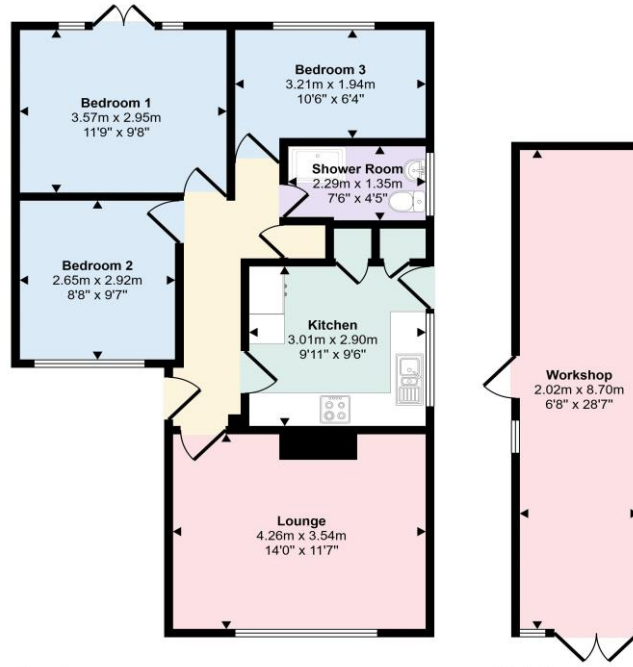


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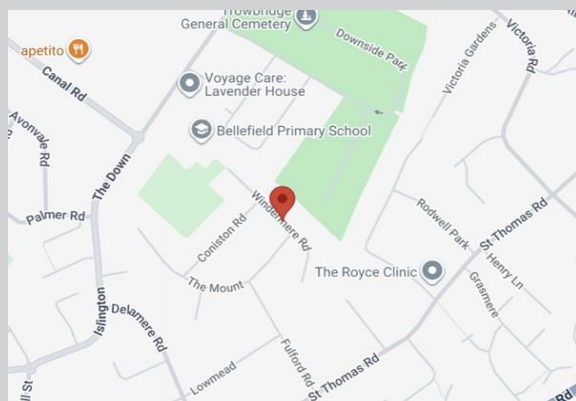
Approx Gross Internal Area
80 sq m / 861 sq ft



Floorplan
Approx 62 sq m / 671 sq ft

Workshop
Approx 18 sq m / 190 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.