



Wrights
01225 755553

Toucan Street, Trowbridge, Wiltshire, BA14 7FY

£360,000

This spacious four double bedroom detached property is situated within a well-regarded development, close to countryside walks, Biss Meadow Country Park, and within level walking distance of the town centre.

Features include a modern kitchen/diner, downstairs cloakroom, en-suite shower room, spacious family bathroom and an additional shower room. Externally, the property boasts a generous enclosed rear garden, ideal for families and outdoor entertaining, as well as off-road parking and a garage that has been partially converted into a versatile office space.

The property is sold with the benefit of no onward chain.

Situation

The property is well situated within the popular Southview Park development, within walking distance of Trowbridge town centre, railway station and both primary and secondary schools. The County town of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Four double bedroom detached property

Situated within a popular residential development

Close to Biss Meadow Country Park and level walking distance to town centre

Gas central heating and PVCu double glazing



Modern kitchen/diner

Downstairs cloakroom

Three bathrooms

Large enclosed rear garden

Garage (part converted to office) and off road parking

No onward chain

The property comprises

Entrance Hall

With composite front door, radiator and stairs to the first floor.

Cloakroom

With close coupled W.C, pedestal hand basin and radiator.

Lounge

10' 8" x 16' 1" (3.24m x 4.91m)

With two radiators, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

Kitchen/Diner

10' 10" x 16' 0" (3.30m x 4.88m)

With a range of eye level and base units, worktops with tiled splash backs, integrated double electric oven and gas hob with extractor hood over, space for washing machine, integrated fridge/freezer and dishwasher, one and a half bowl sink/drainer unit, radiator, storage cupboard under the stairs, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

First Floor

Landing

With cupboard housing pressurised hot water cylinder and stairs to the second floor.

Bedroom 1

10' 10" x 16' 1" (3.29m x 4.90m) max

With two radiators and PVCu double glazed windows to the front and rear.

En-suite

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 4

8' 9" x 10' 5" (2.67m x 3.17m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With four piece white suite comprising bath, shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Second Floor

Top Landing

With radiator and Velux window to the rear.

Bedroom 2

7' 10" x 12' 2" (2.39m x 3.70m)

With two radiators, PVCu double glazed dormer window to the front and Velux window to the rear.

Bedroom 3

8' 9" x 12' 0" (2.67m x 3.66m)

With two radiators, PVCu double glazed dormer window to the front and Velux window to the rear.

Shower Room

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and Velux window to the front.

Externally

To the front

The property is set back from the road with an area laid to gravel and enclosed by wrought iron railings. A path leads to the front door with storm porch and outdoor lighting.

The rear

The property boasts an exceptionally spacious enclosed rear garden, which is mainly laid to lawn with a paved pathway running down the centre. To the rear, there is a raised timber deck with pergola, creating the perfect spot for outdoor seating and entertaining. The garden also benefits from direct access to the rear of the garage, which has been part converted to office space. A side gate provides access to the front of the property.

Garage/Office

The garage has been partially converted to create a convenient office space, complete with power, lighting, wifi and direct access to the rear garden. The remaining section of the garage is retained, offering useful storage with power, lighting and an up-and-over door to the front.

Parking

Allocated parking for one vehicle in front of the garage.

Tenure and estate management fee

The property is sold as freehold. There is an annual estate management fee which is currently £159 per year.

Council tax

The property is currently in council tax band E.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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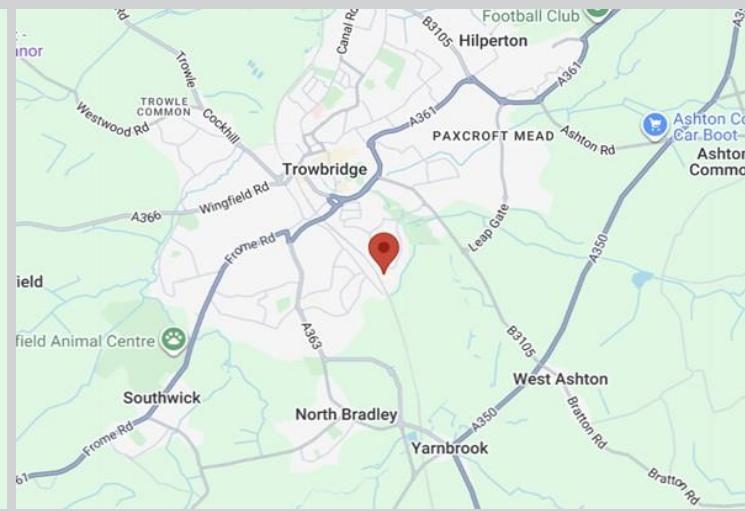
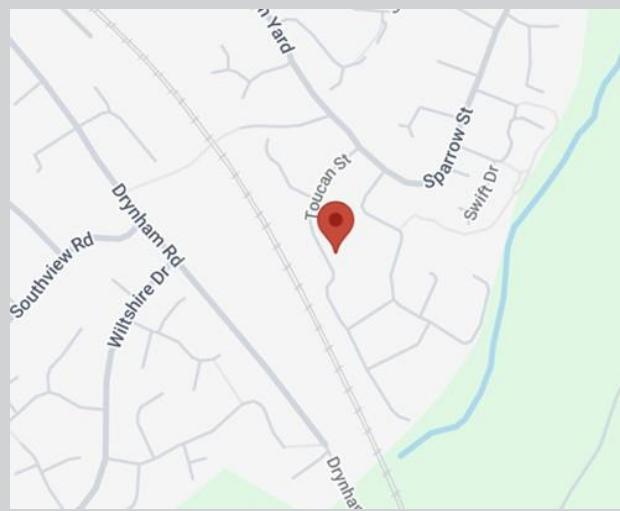
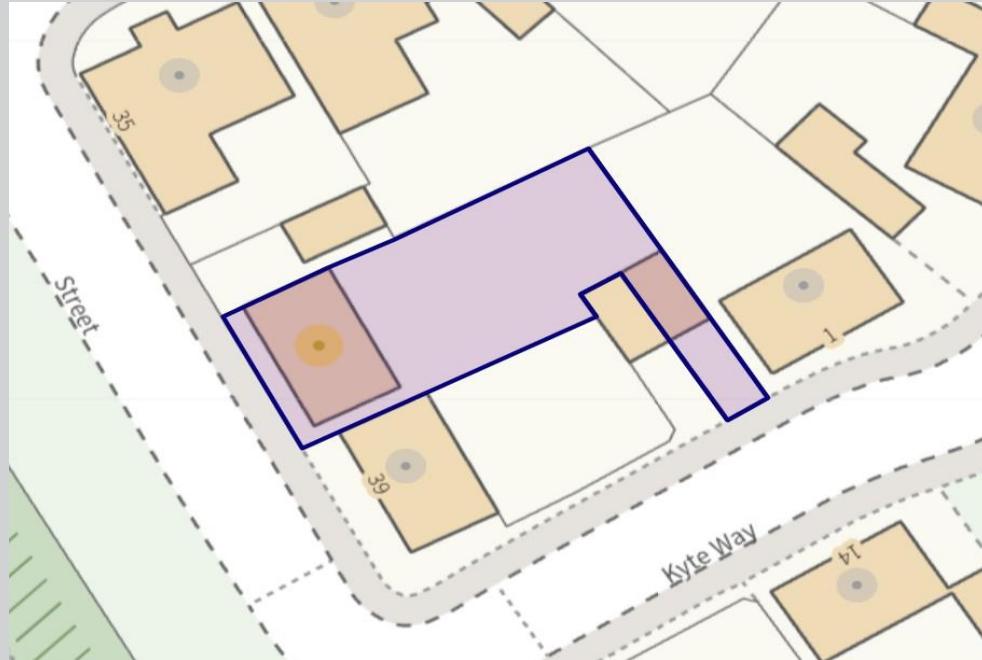


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

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:

Disclaimer

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