9 Dovecote Close

Trowbridge BA14 9TN

A well presented, self-contained garden flat tucked away on a good-sized plot, within a small cul de sac off the well regarded Wingfield Road. The spacious interior boasts lounge/dining room with French doors onto garden, fitted kitchen, modern bathroom and double bedroom with large walk in wardrobe/closet. Additional features include UPVC double glazing, gas central heating, enclosed west facing garden with patio, large garage with power and lighting; and off road parking space. The property is sold with no chain, viewing highly recommended, great FTB or buy to let.

Guide Price £155,000

ACCOMMODATION

All measurements are approximate

Lounge/Dining Room

17'7" x 11'1" (5.35 x 3.38)
Hardwood panelled door to the front. UPVC double glazed French doors to the side leading onto garden. Radiator. Panelled door to the cloak cupboard. Television and telephone points. Panelled door to inner hallway. Panelled door to the:

Kitchen

7'10" x 6'7" (2.40 x 2.0)
UPVC double glazed window to the side. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Electric cooker. Plumbing for washing machine. Space for fridge. Vinyl flooring. Modern fuse box. Wall mounted combi boiler - installed approx. 10 years ago and serviced annually. Extractor fan.

Inner Hallway

UPVC double glazed window to the rear. Radiator. Panelled doors off and into:

Bedroom
10'6" x 8'9" (3.20 x 2.67)
UPVC double glazed window to the front. Radiator. Panelled door to large walk-in wardrobe/closet with hanging rails. Telephone point.

Bathroom
Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with Mira electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Polished granite tiled flooring. Extractor fan.

EXTERNALLY

To The Front
Steps up to front door with storm porch over and entrance light. Gas and electric meters. Bin storage area.

Garden
Good sized enclosed west facing garden comprising patio area to the immediate rear and area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Storage area to the rear. All enclosed by fencing and walling.

Garage & Parking
17'7" x 9'1" (5.36 x 2.78)
Located under an adjacent coach house (number 11). Up and over door to the front. Power and lighting. Off road parking space to the front.

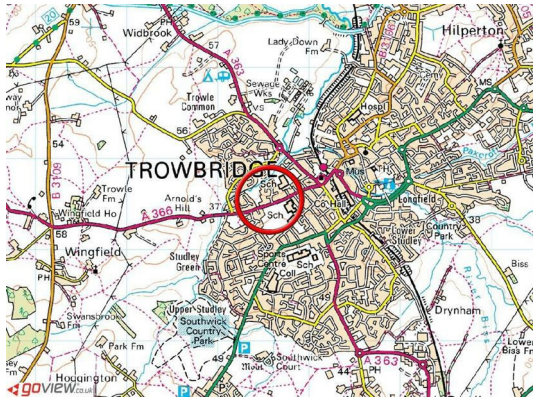
TENURE:
Leasehold - 999 years from 1990. The upstairs property owns the freehold of the property. The neighbouring coach house owns the freehold of the garage below with 999 year lease.

Tenure **Leasehold**
Council Tax Band **A**
EPC Rating **C**

Ground Floor

Approx. 59.5 sq. metres (640.9 sq. feet)
(excluding unnamed room)

Total area: approx. 59.5 sq. metres (640.9 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.