



**Connells**

Seymour Court  
Trowbridge



### Property Description

Situated in the heart of the town centre, this charming one-bedroom cluster home offers a rare opportunity to enjoy convenient living whilst benefiting from a quiet and tucked-away position within a small cul-de-sac.

The property is ideally located just a short walk from a wide range of local amenities, including shops, cafes, and transport links, making it perfectly suited for first-time buyers, investors, or those seeking a low-maintenance home. Internally, the accommodation is well-proportioned and thoughtfully arranged, comprising a bright and welcoming living area, a fitted kitchen, a comfortable double bedroom, and a bathroom. The home benefits from a cosy yet practical layout, ideal for modern living.

Externally, the property enjoys a peaceful setting with a sense of privacy, despite its central location. Further benefits may include allocated parking and low-maintenance outdoor space (subject to confirmation).

This unique home combines the best of both worlds — convenience and tranquillity — and early viewing is highly recommended and comes with the advantage of No Onward Chain.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Door to front aspect. Outdoor storage cupboard. Door to Lounge.

## Lounge

Window to side aspect. Stairs to first floor. Arch to kitchen area.

## Kitchen

Window to side aspect. Arches back to Lounge.

Kitchen area comprising wall and base units with work surfaces & splashback tiling. Inset sink and drainer unit. Space for appliances. Understairs cupboard.

## Landing

Stairs rising from Lounge. Doors to Bedroom & Bathroom.

## Bedroom

Window to side aspect. Built in cupboards.

## Bathroom

Obscure window. Suite comprising bath with wall mounted shower over, wash hand basin and low level wc. Partly tiled.

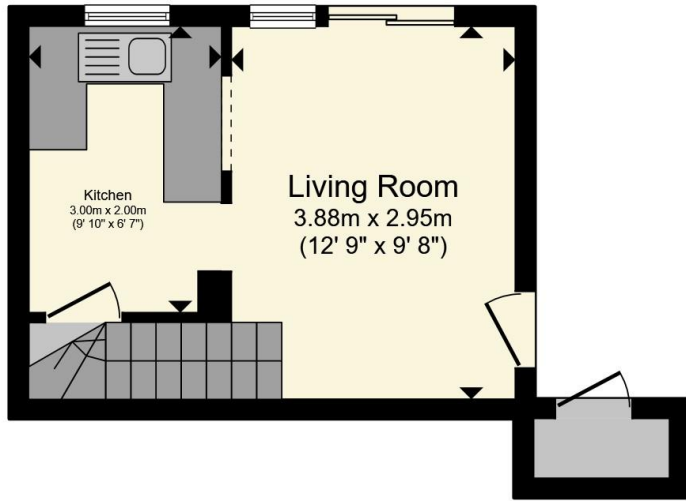
## Garden

Laid to lawn.

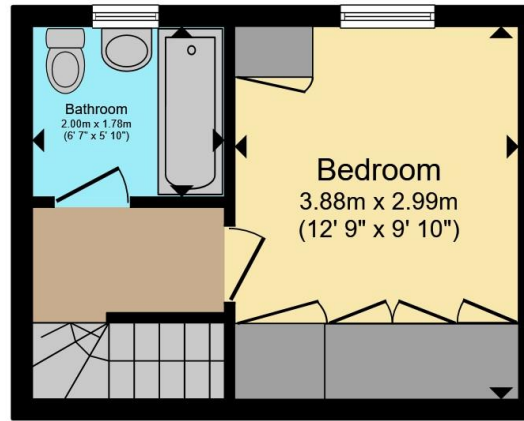
## Parking

The property is afforded one parking space.





**Ground Floor**



**First Floor**

Total floor area 40.1 m<sup>2</sup> (431 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: A

**view this property online [connells.co.uk/Property/TWB308030](http://connells.co.uk/Property/TWB308030)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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