



**Wrights**  
01225 755553

Waterside Mews , Trowbridge, Wiltshire, BA14 9FD

£360,000

### Situation

The property is situated on the desirable Bath/Bradford on Avon side of town. Trowbridge town centre and railway station are within easy walking distance and the property is also well located for access to the popular Walwayne Court Primary School and to both St Augustine's and John of Gaunt secondary schools. Trowbridge town centre offers excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

The historic town of Bradford on Avon is also within walking distance of the property, offering a delightful selection of quality retail outlets, cafes and public houses.

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.



**Three/four bedroom  
townhouse**

**Close to railway station**

**Balcony with stunning  
viewing across open  
countryside**

**Underfloor gas heating  
and full alarm system**

**Open plan kitchen/diner  
and living room**

**Study/ground floor  
bedroom**

**Master bedroom with en-  
suite shower room**

**Garage and driveway  
parking**

**Enclosed rear garden**

**No onward chain**





This spacious and well presented three/four bedroom townhouse is ideally situated close to Trowbridge railway station and within easy reach of the town centre. The property benefits from underfloor heating throughout and is fitted with a burglar alarm system, with separate independently zoned alarms serving each floor.

The accommodation offers excellent versatility, including an open plan kitchen/diner and living area, a ground floor study/fourth bedroom and a downstairs cloakroom. To the rear, a balcony enjoys stunning countryside views.

The master bedroom features a built-in wardrobe and en-suite shower room, while the remaining bedrooms are well proportioned. Externally, the property offers an enclosed rear garden, garage and driveway parking.

The property is offered for sale with the benefit of no onward chain.

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door, tiled flooring, large storage cupboard, internal door to the garage and door to the rear garden.

#### Cloakroom

With tiled flooring and splash backs, white suite comprising W.C and hand basin, inset ceiling spotlights and obscured double glazed window to the rear.

#### Study/bedroom 4 10' 7" x 9' 1" (3.23m x 2.76m)

With tiled flooring and double glazed window to the rear.

#### First Floor

##### Landing

With stairs to the second floor and double doors opening into the lounge.

#### Lounge 17' 7" x 16' 2" (5.36m x 4.93m) max

With Juliet balcony and double glazed window to the front. Open plan into...

#### Kitchen/Diner 16' 1" x 8' 8" (4.91m x 2.65m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated eye level double oven and microwave, gas hob with extractor hood over, integrated dishwasher, space for washing machine, double glazed window to the rear and french doors opening onto the balcony.

#### Balcony

With outside lighting and power socket, offering lovely views across the countryside to the rear.

## Second floor

### Landing

With airing cupboard housing pressurised hot water cylinder.

### Bedroom 1 *11' 10" x 9' 6" (3.60m x 2.89m) plus wardrobe*

With built in wardrobe, inset ceiling spotlights and double glazed window to the rear.

### En-suite

With tiled flooring and splash backs, white suite comprising shower enclosure with mains shower, W.C and hand basin, heated towel rail, inset ceiling spotlights and extractor fan.

### Bedroom 2 *9' 5" x 8' 6" (2.86m x 2.58m)*

With double glazed window to the front.

### Bedroom 3 *8' 6" x 6' 4" (2.58m x 1.94m)*

With double glazed window to the front.

### Bathroom

With tiled flooring and splash backs, white suite comprising bath with mains shower over, W.C and hand basin, heated towel rail, inset ceiling spotlights and extractor fan.

## Externally

### To the front

Driveway parking in front of the garage.

### Garage *18' 11" x 9' 1" (5.77m x 2.76m)*

With up and over door to the front, power, light and internal door to the hallway.

### To the rear

The enclosed rear garden is laid to lawn and patio with a gate providing access to the rear.

### Council tax

The property is currently in council tax band D.

### Energy Performance

The current EPC rating is C (77).

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired under floor heating. 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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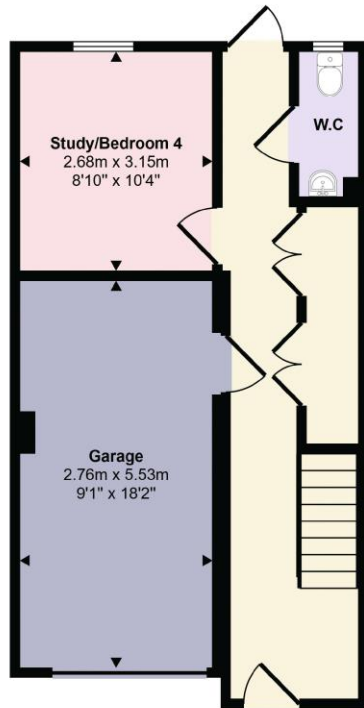


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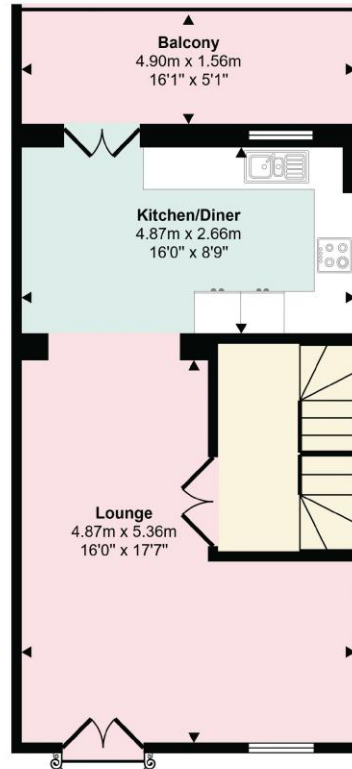
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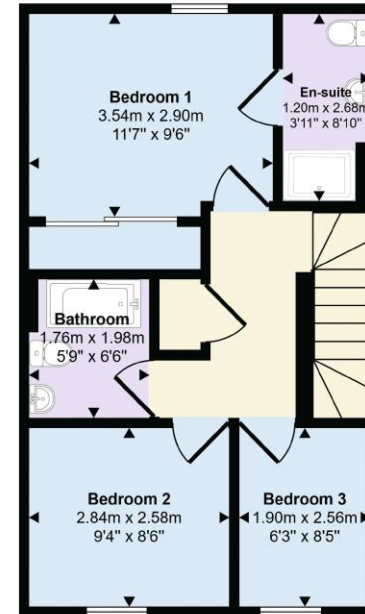
Approx Gross Internal Area  
127 sq m / 1367 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft



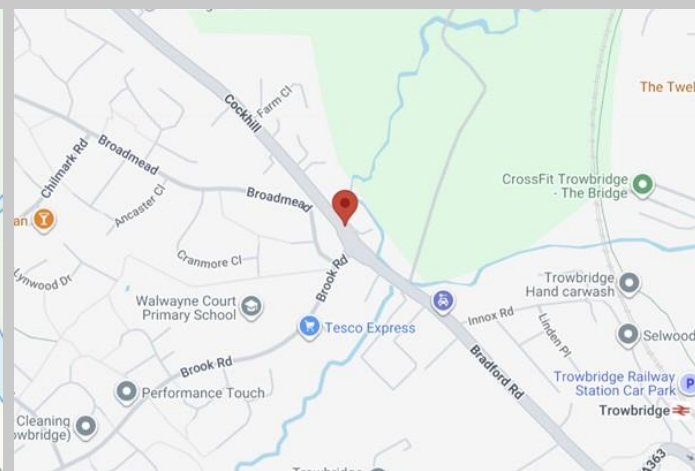
First Floor  
Approx 42 sq m / 447 sq ft



Second Floor  
Approx 42 sq m / 447 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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## Disclaimer

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 and 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.