



## 1 Wellscote Gardens

Trowbridge BA14 0FP

A beautifully presented, modern, three bedroom semi-detached house tucked away in a block paved courtyard off Drynham Road close to town, primary school, railway station and cinema complex. Finished to a very high specification, accommodation comprises entrance hall, cloakroom, living room, kitchen/dining room and family bathroom. Benefits include 10 year structural guarantee (3 years remaining), solar panels, gas central heating with Nest heating controls, double glazing, good sized south-west facing gardens with garden room/workshop and parking for two vehicles. Offered for sale with no onward chain - viewing highly recommended.

**Offers Over £260,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Stairs to the first floor. Smoke alarm. Wood effect vinyl flooring. Doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising: pedestal wash hand basin and built-in w/c. Wood effect vinyl flooring and inset ceiling spotlights. Fuse box. Extractor fan.

### Living Room

13'3" x 9'7" (4.04 x 2.92)

UPVC double glazed window to the front. Radiator. Television and telephone points.

### Kitchen/Diner

16'4" x 9'7" (4.98 x 2.92)

UPVC double glazed window and French doors to the rear. Radiator. Selection of wall and base mounted units with tiled surrounds, under cupboard lighting and wood effect worktops. Stainless steel single sink drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and four-ring gas hob with stainless steel extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wood effect vinyl flooring and inset ceiling spotlights. Smoke alarm. Space for table. Wall mounted Baxi boiler with Nest heating controllers.

## FIRST FLOOR

### Landing

Access to loft space. Balustrade. Smoke alarm. Doors off and into: large storage cupboard.

### Bedroom One

13'1" x 9'5" (3.99 x 2.87)

UPVC double glazed window to the front. Radiator.

### Bedroom Two

10'1" x 9'5" max (3.07 x 2.87 max)

UPVC double glazed window to the rear. Radiator. Wardrobe recess.

### Bedroom Three

8'6" x 6'10" max (2.59 x 2.08 max)

UPVC double glazed window to the rear. Radiator. Wardrobe recess.

### Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising: panelled bath with electric shower over and screen, wash hand basin with cupboard under and w/c. Shaving point and extractor fan. Wood effect vinyl flooring and inset ceiling spotlights.

### EXTERNALLY

#### To The Front

The property is approached by a shared block paved driveway. Storm porch and entrance light. Flagstone path leading to gated side pedestrian access to the rear garden. Gas and electric meters. Block paved allocated parking for two vehicles within the courtyard to the front.

#### To The Rear

Enclosed south-west facing enclosed corner plot gardens with flagstone patio, area laid to lawn, trees and shrubs. Lighting. Potential to extend or erect garage (subject to P.P). Enclosed by fencing with gated side pedestrian access.

#### Garden Room/Workshop

16'6 x 9'4 (5.03m x 2.84m)

Timber construction. Double glazed French doors to the front. Two double glazed windows to the front. Power. Vinyl flooring.

#### SOLAR PANELS

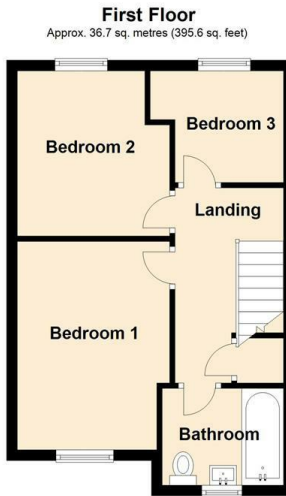
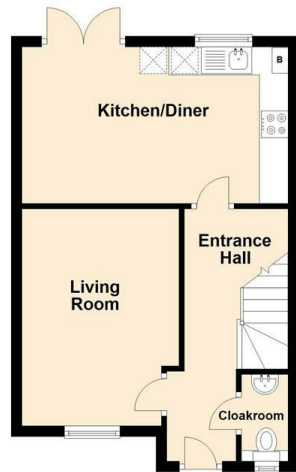
The solar panels are freehold and have an 800watt system.

#### AGENTS NOTE:

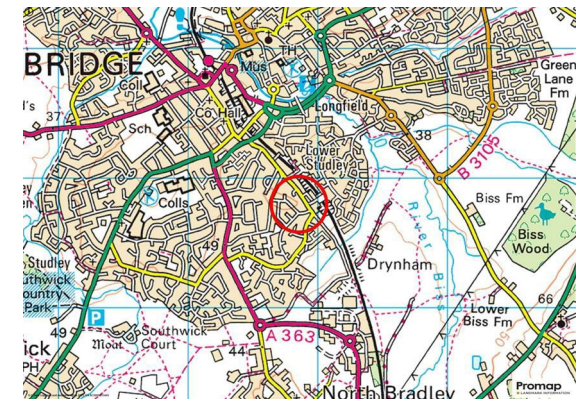
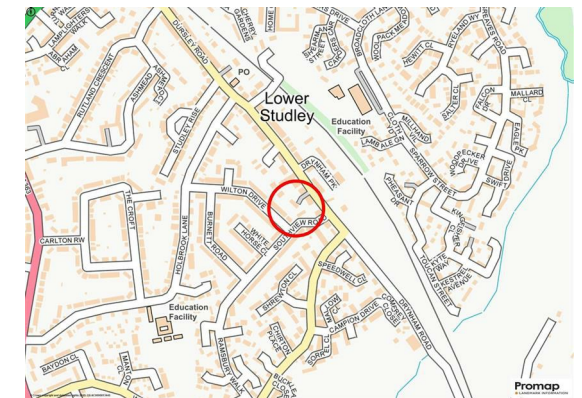
Sold with 3 years remaining of a 10 year Protek structural warranty.



Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **B**



Total area: approx. 87.7 sq. metres (943.9 sq. feet)



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.