



Wrights
01225 755553

Oak Tree Close, Trowbridge, Wiltshire, BA14 9BD

£399,950

Situation

Oak Tree Close is a small cul-de-sac of just eight homes, situated off of Cock Hill 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 John of Gaunt secondary school.

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.



Substantial four bedroom detached property

Situated off of the desirable Cock Hill

Within easy reach of Trowbridge town centre and railway station

Close to popular Primary and Secondary schools

Small development of eight detached homes

Walking distance to Bradford on Avon

Recently fitted high quality kitchen/diner

Generous and private rear garden

Garage and off road parking



Wrights Residential are delighted to bring to the market this substantial four bedroom detached property, situated in a small development of just eight homes off of the desirable Cockhill, on the Bath side of town.

Features include a recently fitted high quality Kitchen/diner, a huge 25ft Lounge with open fireplace, downstairs cloakroom, master bedroom with en-suite shower room, a generous enclosed rear garden, garage and off street parking for up to three vehicles.

The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door, radiator, telephone point, coved ceiling and stairs to the first floor with storage cupboard under.

Cloakroom

With tiled flooring, white suite comprising close coupled w.c, pedestal hand basin, coved ceiling and obscured PVCu double glazed window to the front.

Kitchen/Diner

19' 2" x 13' 10" (5.83m x 4.22m) max

This fantastic room offers a recently fitted high quality kitchen comprising a range of eye level and base units, breakfast bar, range cooker (by negotiation) with extractor hood over, fridge/freezer, washing machine, dishwasher and tumble drier (by negotiation), integrated fridge and inset Rangemaster composite sink/drain unit. The spacious room also offers engineered oak flooring, double panel radiator, inset ceiling spotlights, two PVCu double glazed windows to the front and PVCu french doors to the rear garden.

Spacious Lounge

25' 2" x 11' 8" (7.66m x 3.55m)

With two radiators, television point, open fireplace with attractive recently fitted stone surround, coved ceiling, two PVCu double glazed windows to the rear and PVCu double glazed french doors opening onto the rear garden.

First Floor

Landing

With airing cupboard, coved ceiling and loft hatch (Loft is partially boarded with lighting).

Master Bedroom

11' 7" x 11' 0" (3.52m x 3.36m) max

With radiator, television point, coved ceiling and two PVCu double glazed windows to the front.

En-suite

With tiled flooring and walls, white suite comprising double shower enclosure with mains fed thermostatic power shower, close coupled w.c, hand basin with vanity unit, coved ceiling, inset ceiling spotlights and heated towel rail.

Bedroom 2

13' 11" x 10' 0" (4.25m x 3.04m)

With radiator, television point, fitted wardrobes, coved ceiling and PVCu double glazed window to the front.

Bedroom 3

10' 0" x 8' 11" (3.04m x 2.72m)

With radiator, coved ceiling and PVCu double glazed window to the rear.

Bedroom 4

9' 9" x 8' 2" (2.98m x 2.49m) max

With radiator, coved ceiling and PVCu double glazed window to the rear.

Bathroom

With tiled flooring, white suite comprising bath with mains fed thermostatic power shower close coupled w.c, pedestal hand basin, radiator, coved ceiling and obscured PVCu double glazed window to the rear.

Externally

To the front

The front garden is currently laid to lawn with a path to the front door and a gate providing access to the rear. There is driveway parking in front of the garage as well as another parking space to the side. The purchaser will also own a 1/4 share of the green area in front of the property, providing potential for further parking.

To the rear

The generous enclosed rear garden is mainly laid to lawn with two patio seating areas, a storage shed and a greenhouse. A gate to the side provides access to the front of the property.

Garage

17' 4" x 9' 4" (5.29m x 2.85m)

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

Council tax

The property is currently in council tax band E with the rate payable for 2021/2022 being £2,526.59.

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2D FLOORPLAN

Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)

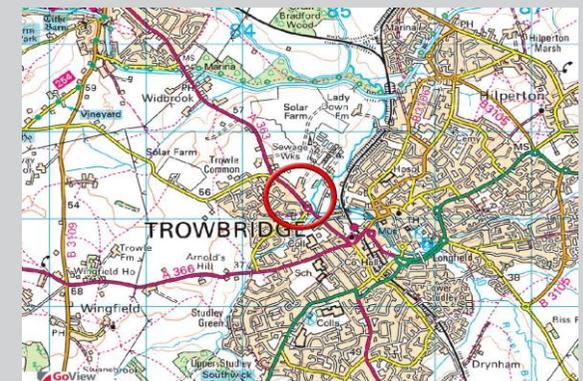


First Floor

Approx. 53.7 sq. metres (577.7 sq. feet)

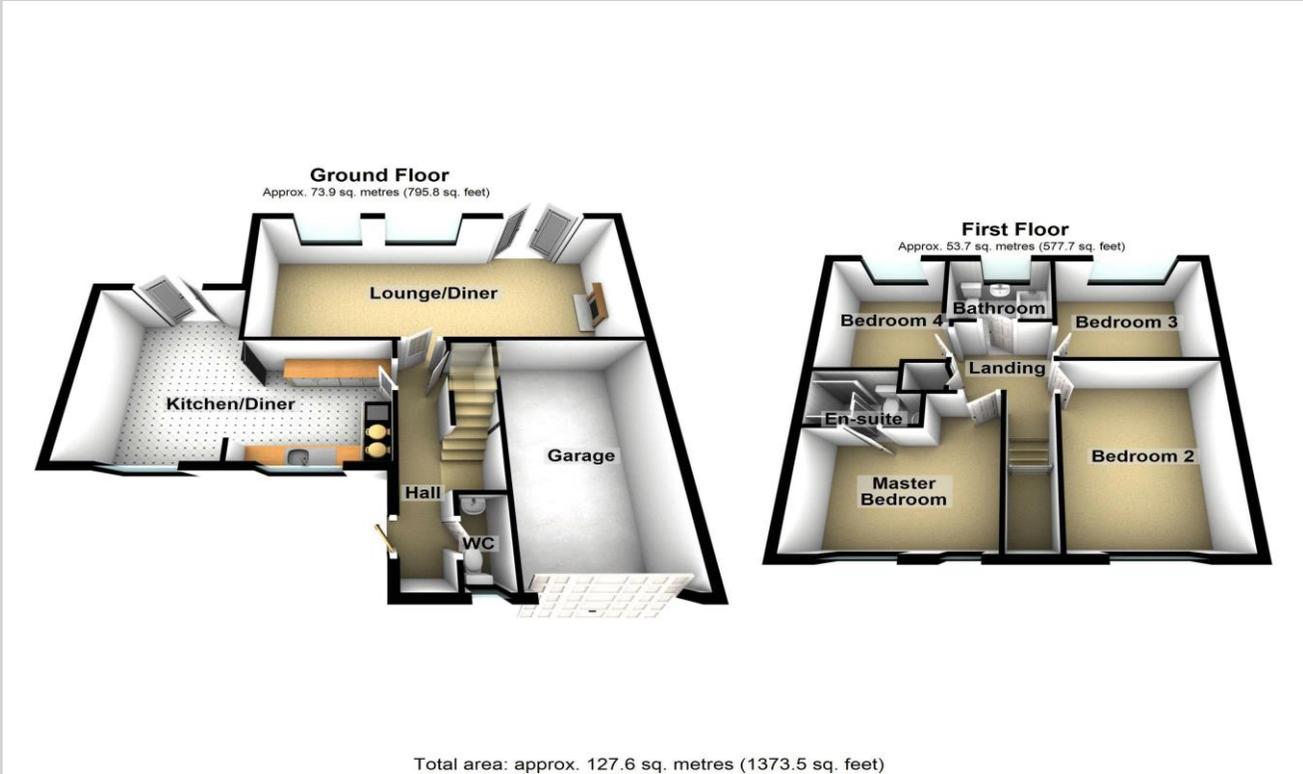


Total area: approx. 127.6 sq. metres (1373.5 sq. feet)



3D FLOORPLAN

EPC



Energy Performance Certificate

HM Government

8, Oak Tree Close, TROWBRIDGE, BA14 9BD

Dwelling type: Detached house Reference number: 8283-7029-5499-1507-3992
 Date of assessment: 13 November 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 November 2017 Total floor area: 113 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,685
Over 3 years you could save	£ 612

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 210 over 3 years	You could save £ 612 over 3 years
Heating	£ 1,854 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 426 over 3 years	£ 255 over 3 years	
Totals	£ 2,685	£ 2,073	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		64	
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 87
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 201
3 Low energy lighting for all fixed outlets	£70	£ 171

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Disclaimer

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