



Wrights
Residential

Wrights
01225 755553

Rosefield House, Polebarn Road, Trowbridge, Wiltshire, BA14 7EQ

£70,000

This spacious lower ground floor studio apartment is situated within a Grade II listed house within easy walking distance of Trowbridge town centre. The property comprises an open plan kitchen/living room/bedroom, additional store room and shower room. Further features include electric heating and exposed timber beams. Sold with the benefit of no onward chain.

Situation

The property is well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes and the multiplex cinema.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

The property comprises:

Entrance hall

With stairs leading down from the communal Entrance Hall, opening into...

Spacious open plan Kitchen and Living Room/Bedroom 12' 9" x 17' 3" (3.89m x 5.26m)

The Lounge/Bedroom area offers wall mounted modern electric heater, exposed timber beams and window to the front. The modern Kitchen area comprises of a range of base units with work tops over and tiled splash backs, sink/drainer, integrated oven/hob and space for fridge/freezer and washing machine.

Shower Room

With suite comprising shower enclosure with mains shower, W.C and hand basin.

Store room 10' 2" x 10' 6" (3.09m x 3.19m)

Spacious room with wall mounted electric heater. (NB no window).

Council tax

The property is currently in council tax band A.

Tenure

The property is sold with a 999 year lease which commenced in 2024. Services charges are currently £60 per month and no ground rent is payable.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Energy Performance

The current EPC rating is D (56), with a potential for C (80).

Broadband

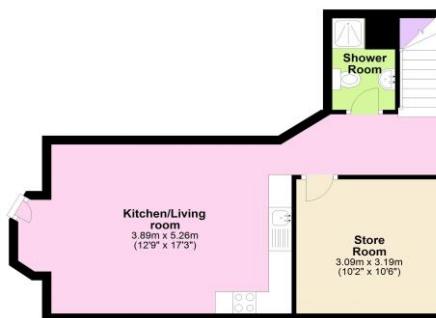
Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Lower Ground Floor
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)

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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
www.wrightresidential.co.uk
info@wrightresidential.co.uk
01225 755553

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