



**Wrights**  
01225 755553

Taylor's View, Trowbridge, Wiltshire, BA14 8TG

£235,000

This modern two bedroom property is situated within easy walking distance of Trowbridge town centre.

Features include a downstairs cloakroom, recently updated kitchen and shower room, gas central heating, PVCu double glazing, an enclosed rear garden and allocated parking for two vehicles.

### Situation

The property is situated within easy walking distance of the town centre of Trowbridge, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

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.



**Two bedroom terraced home**  
**Easy walk to town centre**  
**Gas central heating with combi boiler fitted 2021**  
**PVCu double glazing**  
**Downstairs cloakroom**

**Modern kitchen and shower room**  
**Two double bedrooms**  
**Enclosed rear garden**  
**Allocated parking for two vehicles**



## The property comprises

### Ground floor

#### Entrance Hall

With composite front door, tiled floor, radiator and stairs to the first floor.

#### Cloakroom

With white suite comprising low level W.C and hand basin, radiator and obscured PVCu double glazed window to the front.

#### Kitchen 5' 7" x 9' 9" (1.69m x 2.96m)

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, ceramic sink/drain unit, cupboard housing gas combi boiler (fitted 2021) and PVCu double glazed window to the front.

#### Lounge/Diner 11' 9" x 15' 3" (3.57m x 4.65m) max

With tiled flooring, two radiators, storage cupboard under the stairs and PVCu french doors opening onto the rear garden.

### First Floor

#### Landing

With loft hatch.

#### Bedroom 1 11' 8" x 9' 5" (3.56m x 2.88m)

With radiator and PVCu double glazed window to the rear.

#### Bedroom 2 11' 7" x 9' 5" (3.53m x 2.87m)

With radiator, linen cupboard and PVCu double glazed window to the front.

### Shower Room

With suite comprising large walk in shower enclosure with mains shower, hand basin with vanity unit and W.C, heated towel rail and extractor fan.

### Externally

#### To the front

An area laid to gravel and steps to the front door.

#### To the rear

The enclosed rear garden is laid to patio with outdoor lighting, a garden shed and a gate providing access to the parking area, with two allocated parking spaces.

### Council tax

The property is in council tax band B.

### Tenure

The property is sold as freehold.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 9000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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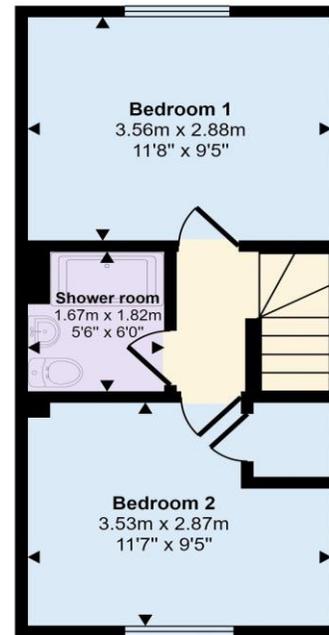
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Approx Gross Internal Area  
56 sq m / 602 sq ft

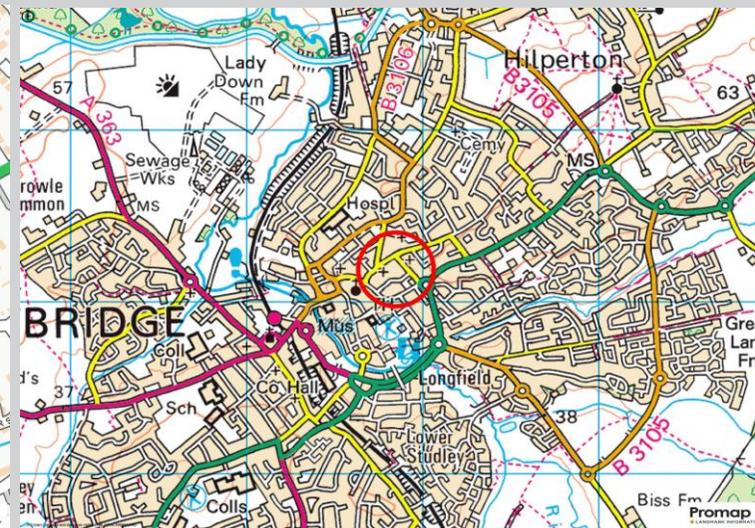
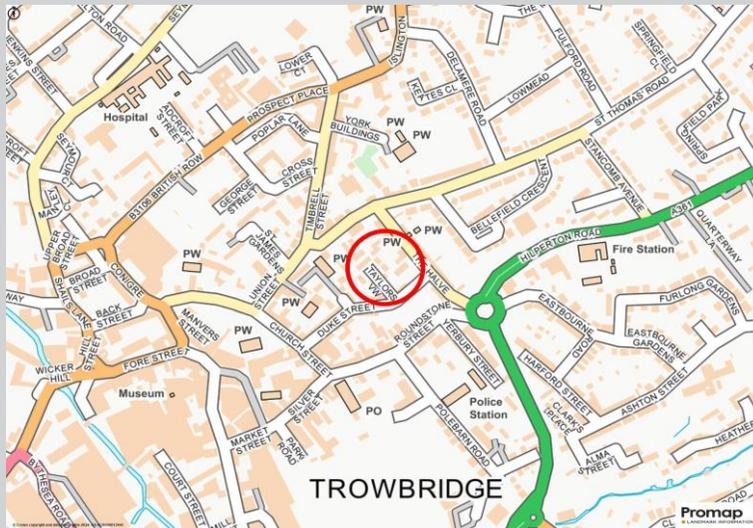


Ground Floor  
Approx 28 sq m / 302 sq ft



First Floor  
Approx 28 sq m / 300 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

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