



**Wrights**  
01225 755553

Serotine Crescent, Trowbridge, Wiltshire, BA14 7XE

£220,000

This three bedroom semi-detached house is situated within the popular Castle Mead area, close to a popular primary school and local shops. The property offers many features including en-suite to the master bedroom, garage, allocated parking, an enclosed rear garden, lovely views to the front, PVCu double glazing and gas central heating. Viewing recommended.

### Situation

The property is situated within the popular Castle Mead development with the Paxcroft Mead estate, with many local amenities including a shopping centre and two well regarded Primary Schools. The property is also situated within a stone's throw of lovely woodland walks. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Three bedroom semi-detached house**  
**Situated within the popular Castle Mead area**  
**Allocated parking**  
**Enclosed rear garden**

**Lovely views to the front of the property**

**Lounge/diner**

**Gas central heating**

**PVCu double glazing**

**Internal viewing recommended!**



## Ground Floor

### Entrance Hall

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

### Cloakroom

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

### Kitchen 11' 10" x 7' 11" (3.61m x 2.42m)

With a range of eye level and base units, rolled edge worktops with upstands, integrated electric oven and four ring gas hob with extractor hood over, integrated fridge freezer, space for washing machine, radiator and PVCu double glazed window to the front.

### Lounge/Diner 15' 3" x 15' 6" (4.66m x 4.73m) max

With radiator, television point, storage cupboard under the stairs and PVCu double glazed french doors to the rear.

## First Floor

### Landing

With loft hatch.

### Bedroom 1 11' 2" x 9' 7" (3.40m x 2.92m) max

With radiator, storage cupboard over the stairs and PVCu double glazed window to the front.

## En-suite

With white suite comprising double shower enclosure, low level w.c and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

### Bedroom 2 10' 8" x 8' 0" (3.26m x 2.44m)

With radiator and PVCu double glazed window to the rear.

### Bedroom 3 9' 2" x 7' 3" (2.80m x 2.20m) max

With radiator and PVCu double glazed window to the rear.

## Bathroom

With white suite comprising bath with shower attachment, low level w.c and pedestal hand basin, radiator and extractor fan.

## Externally

### To the rear

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

### Garage

With up and over door, power and light.

## Council Tax

The property is currently in council tax band C with the rate payable for 2020/2021 being £1,753.44.



EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEM  
MORTGAGES**

Gemma Coleman  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



**Wrights**  
01225 755553

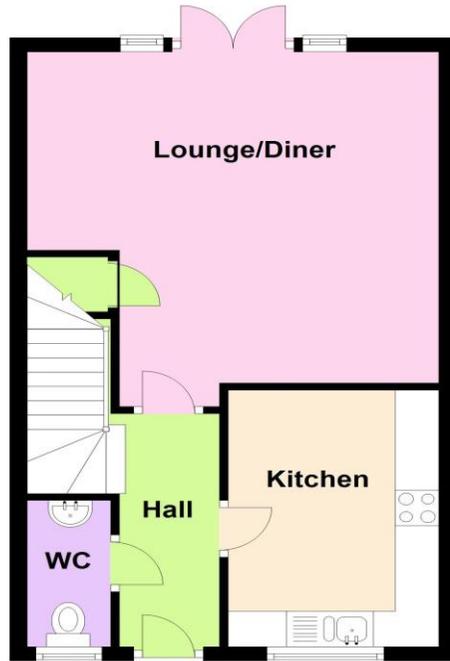
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

# 2D FLOORPLAN

## Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)

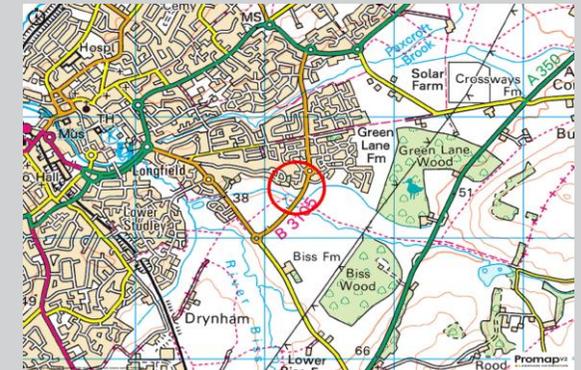


## First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)

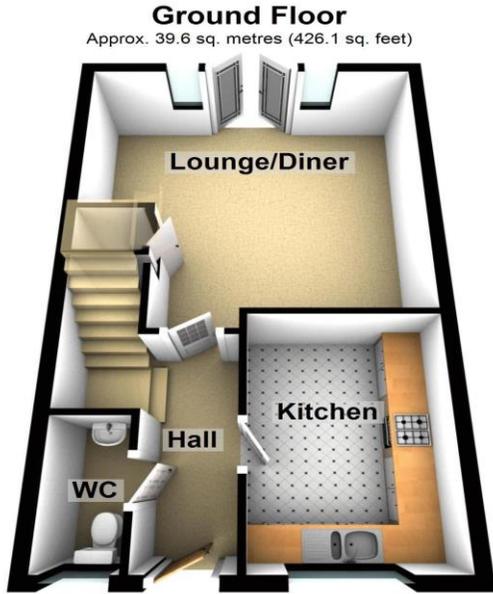


Total area: approx. 79.3 sq. metres (853.2 sq. feet)



# 3D FLOORPLAN

# EPC



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

## Energy Performance Certificate



26, Serotine Crescent, TROWBRIDGE, BA14 7XE  
 Dwelling type: Semi-detached house Reference number: 0533-3812-7796-9725-9061  
 Date of assessment: 22 January 2015 Type of assessment: SAP, new dwelling  
 Date of certificate: 11 February 2015 Total floor area: 79 m<sup>2</sup>

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

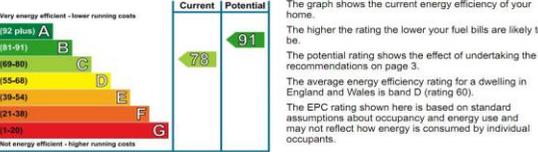
Estimated energy costs of dwelling for 3 years:	£ 1,491
Over 3 years you could save	£ 198

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 153 over 3 years	You could save £ 198 over 3 years
Heating	£ 933 over 3 years	£ 948 over 3 years	
Hot Water	£ 291 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,491</b>	<b>£ 1,293</b>	

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



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£5	£ 99
2 Solar water heating	£4,000 - £6,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834



T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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.