

TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.
Schematic Diagram only - Not to scale
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Important Notice

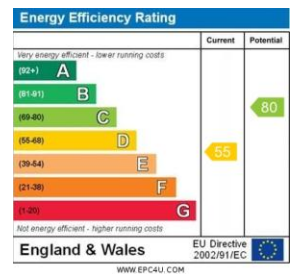
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremise.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



OFFICE

63 Fore Street
Trowbridge
Wiltshire
BA14 8ET

T: 01225 341504

E: sales@kavanaghs.co.uk

W: www.kavanaghs.co.uk



Chase
Buchanan

21B Frome Road

Wingfield, Nr Trowbridge, Wiltshire
BA14 9LL

£345,000

- Three Bedroom Semi Detached House Overlooking Fields
- Two Reception Rooms
- Kitchen, Utility Room & Cloakroom
- Family Bathroom with Bath & Shower

- Electric Heating & PVCu Double Glazing
- Lovely Large Gardens
- Driveway Parking for Two Cars
- No Onward Chain



SITUATION

Situated on the Frome Road which runs through this popular and sought after village and offering views across open countryside to the front and rear. Wingfield offers an interesting and varied mixture of differing styles of property and The Poplars Public House with its own cricket pitch nearby. Wingfield is superbly situated to give access to nearby centres including Bradford on Avon & Trowbridge within 2 miles whilst the Georgian City of Bath is within 11 miles.

Bradford on Avon is a very picturesque town with a river running through its centre and offers many independent shops, cafes, pubs & restaurants. The Kennet & Avon canal also runs through the town offering lovely walks, whilst the town also offers a library, swimming pool and train station with connections to Bath, Bristol, London and across the South West.

Trowbridge meanwhile is the County Town of Wiltshire and provides an extensive range of shops, pubs, restaurants and cafes also, schooling across the age groups, an Odeon Cinema complex and its own train station in addition.

DESCRIPTION

A 3 bedroom ex authority house which offers large gardens and the potential for extension being well situated on the edge of this popular village with views across adjoining farmland.

CLOAKROOM

With a low level WC. Tiled flooring. PVCu double glazed window to the side.

FIRST FLOOR LANDING

With a built in shelved airing cupboard with hot water cylinder with immersion heater. Night storage heater. Access to the roof space. PVCu double glazed window to the side.

BEDROOM ONE

11' 6" x 11' 1" (3.51m x 3.38m)
Built in treble wardrobe with shelving and hanging rail. Cast iron feature fireplace. PVCu double glazed window to the front with far reaching views.

BEDROOM TWO

12' 0" x 9' 6" (3.67m x 2.91m)
Built in treble wardrobe with shelving and hanging rail. Night storage heater. PVCu double glazed window to the rear with far reaching views.

BEDROOM THREE

9' 0" x 7' 4" (2.75m x 2.26m) Fitted wardrobe with shelf and hanging rail. PVCu double glazed window to the front with far reaching views.

The house offers accommodation including an entrance hall, lounge with open fireplace, dining room with French doors overlooking the rear garden, a fitted kitchen, utility room and downstairs cloakroom. Upstairs are three bedrooms and a family bathroom with bath, shower cubicle and a separate WC.

The house further boasts, electric heating, PVCu double glazed windows, large well tended gardens and driveway parking for two cars.

NO ONWARD CHAIN

DIRECTIONS

From our office in Fore Street, proceed down Wicker Hill and bear left over the Town bridge into Stallard Street. At the mini roundabout proceed straight over and follow signs on the road for Radstock onto the Wingfield Road (A366). Go out of the town and proceed straight over the mini roundabout. Proceed up Arnolds Hill and continue on until reaching a crossroads. Here turn left on the Frome Road whereupon the house will be found on your left hand side being identifiable by our For Sale Board.

ACCOMMODATION

ENTRANCE HALL

Part double glazed front door to entrance hall. Stairs to the first floor. Night storage heater.

FAMILY BATHROOM

With a coloured suite comprising panelled bath, pedestal wash hand basin and independent shower cubicle with Triton Enrich electric shower, vinyl flooring, night storage heater, wall mounted Dimplex electric heater and PVCu double glazed window to the rear.

SEPARATE WC

With low level WC. PVCu double glazed window to side.

EXTERNALLY

FRONT GARDEN

The front garden is largely laid to lawn with a mature hedge to the front boundary and a tarmac driveway providing parking for two cars. Path leading to front door with canopy porch and outside light.

REAR GARDEN

The rear garden is a particular feature of the house and adjoins fields to the rear. There is a large paved patio area whilst the garden itself is largely laid to lawn with several mature trees including Willow, apple, cherry and fir. The garden is enclosed by wooden panel fencing and there is an outside tap, sensor halogen light, garden store and wrought iron gate and path to side access.

LOUNGE

14' 0" x 11' 8" (4.29m x 3.56m)
Feature stone built open fireplace with mantle over and paved hearth. Night storage heater. PVCu double glazed window to the front.

DINING ROOM

10' 2" x 10' 0" (3.12m x 3.07m)
Recess with fitted double cupboard and shelving over. Night storage heater. PVCu double glazed French doors to the rear garden.

KITCHEN

12' 0" x 9' 9" (3.66m x 2.98m)
A range of fitted base units and wall cupboards with laminate work surfaces and a one and half bowl acrylic sink unit with mixer taps over. Tiled splash backs. Spaces for fridge/freezer and cooker. Extractor hood. Fitted larder cupboard with shelving. Tiled flooring. Night storage heater. PVCu double glazed window to the rear overlooking the garden and with doors to utility room and entrance hall.

UTILITY ROOM

10' 0" x 5' 8" (3.07m x 1.75m)
With a single drainer stainless steel sink unit with cupboards under and work surface to one side. Plumbing and space for washing machine. Tiled flooring. Night storage heater. Door to the cloakroom. PVCu double glazed door to rear the garden.

TENURE

The property is Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band C with the amount payable being £1925.46 for 2023/24.

SERVICES

Mains electric, water and drainage are connected.

VIEWING

To arrange a viewing please call 01225-341505 or email sales@kavanaghs.co.uk.

CODE

15/06/23 11073

