



## 31 Trowbridge Lodge Park

Trowbridge BA14 6DL

- Two bedroom Park Home
- 19ft x 11ft Dual Aspect Living Room
- Fitted Kitchen & Bathroom
- Gas central Heating System
- Residents & Visitors Parking
- Heart of Trowbridge Lodge Park
- Separate Dining Room
- UPVC Double Glazing
- Enclosed by Gardens
- No Onward Chain

**Guide Price £125,000**







## ACCOMMODATION

All measurements are approximate

### Kitchen

12'9 x 9'3 (3.89m x 2.82m)  
UPVC double glazed window and door to the front. Range of modern wall, base, drawer and larder units with rolled top work surfaces. Stainless steel single sink drainer unit. Gas cooker. Plumbing for washing machine. Space for under counter fridge and freezer. Extractor fan. Vinyl flooring. Door to airing cupboard housing hot water tank Door to the:

### Dining Room

9'8 x 8'6 (2.95m x 2.59m)  
UPVC double glazed window and door to the rear. Radiator. Smoke alarm. Thermostat. Wood effect flooring. Door to the hallway. Door to the:

### Living Room

19'2 x 11'6 (5.84m x 3.51m)  
Dual aspect with UPVC double glazed windows to the front and side. Two radiators. Gas fire with back boiler. Television point.

### Hallway

Doors off and into: small storage cupboard.



### Bedroom One

10'5 x 9'5 (3.18m x 2.87m)  
UPVC double glazed window to the side. Radiator. Built-in wardrobe and drawers.

### Bedroom Two

9'10 x 9'6 max (3.00m x 2.90m max)  
UPVC double glazed window to the side. Radiator. Built-in wardrobe and drawers.

### Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite comprising panelled bath, wash hand basin and w/c. Shaving point. Vinyl flooring.

### EXTERNALLY

#### Gardens

Pathway leading to steps to the front door with storm porch over. Gardens surrounding the property comprising areas laid to lawn with a variety of plants and shrubs; gravel areas and paved rear courtyard area. Steps leading to rear door with storm porch overt. Storage shed.

#### Parking

There is ample parking for residents and visitors nearby.

### SERVICE CHARGES:

£165pcm to cover maintenance of roads, lights, sewerage systems, grass cutting in communal areas. The service charge is paid to: Tingdene Developments Ltd, Bradfield Road, Finedon Industrial Estate, Wellingborough, Northants, NN8 4HB - Tel: 01933 449090 and is reviewed on an annual basis.

### CRITERIA:

We are advised by Tingdene Homes that no person shall be a permanent resident on the park who is under the age of 45 (forty five) years. For interested parties under the qualifying age, individual circumstances may be considered by the site owners Tingdene. Two pets maximum. Cash buyers only.

### AGENTS NOTE:

All Blinds, Curtains, Carpets, Light Fittings included.

All Furniture & T.V can be included in the sale ( Apart from Sideboard in Dining room ).





Tenure **Freehold**  
Council Tax Band **A**  
EPC Rating

## Ground Floor

Approx. 64.3 sq. metres (692.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)



**KINGSTONS**  
**Trowbridge Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

