



## 31 The Square

### Staverton Trowbridge BA14 6PB

A fantastic opportunity to purchase a stone faced TWO double bedroom former weavers cottage, situated within a small courtyard setting of similar properties within the popular village of Staverton close to K&A canal, pub and primary school. The cosy accommodation boasts plenty of original period features and comprises living room with exposed beams and wood burning stove, dining room with built in storage, refurbished kitchen, ground floor bathroom with mains shower, two double bedrooms, uPVC double glazing and gas central heating system. Additional features include courtyard gardens with utility/shed, large established private detached garden stocked with a variety of plants, trees and shrubs, detached 6m x 6m workshop and gravel driveway with parking for up to two cars. Early viewing is highly recommended, no onward chain.

**Guide Price £250,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured double glazed composite panelled door to the front. UPVC double glazed windows to the front and sides. Tiled flooring and inset ceiling spotlights. Obscured glazed glass panelled door to the:

### Living Room

13'1" x 11'1" (3.99 x 3.39)

UPVC double glazed window to the front. Radiator. Feature stone fireplace with wood burning stove inset. Solid wood flooring, wall lights and exposed ceiling beams. High level cupboard housing fuse box and electric meter. Obscured glazed glass panelled door to the:

### Dining Room

10'9" x 8'7" (3.30 x 2.62)

UPVC double glazed window to the rear. Radiator. Feature fireplace with stone hearth. Stairs to the first floor. Built-in cupboard with shelving over. Solid wood flooring. Doorway to the:

### Kitchen

7'11" x 6'1" (2.42 x 1.87)

UPVC double glazed window to the side. Range of shaker style wall and base mounted units with square edge work surfaces and splash-backs. Stainless steel sink drainer unit with mixer tap. Gas cooker. Plumbing for dishwasher. Panelled walls, tiled flooring and inset ceiling spotlights. Part obscured glazed door to the side. Panelled door to the:



## Bathroom

Obscured UPVC double glazed window to the rear. Wall mounted electric heater. Three piece white suite with panelled surrounds comprising panelled bath with mains rainfall shower over and additional shower attachment, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.

## FIRST FLOOR

### Landing

Access to loft space. Doors off to both bedrooms.

### Bedroom One

11'8" x 11'1" (3.57 x 3.38)

UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Two built-in double wardrobes; one housing boiler. Painted wood flooring, dado rail and coving.

### Bedroom Two

10'10" x 8'7" (3.32 x 2.64)

UPVC double glazed window to the rear. Radiator. Recess with hanging rail. Painted wood flooring.

## EXTERNALLY

### To The Front

Gravel driveway providing parking for two vehicles. Variety of plants and shrubs. Shared gated side pedestrian access to the rear courtyard garden and detached garden – see map.

### To The Rear

Enclosed rear courtyard garden laid to

gravel. External tap and light. 3ft fencing enclosing with gated side pedestrian access.

### Utility/Shed

7'11" 7'8" (2.42 2.35)

Timber construction with double doors to the front and window to the side. Built-in cupboard. Plumbing for washing machine. Power and lighting.

### Detached Garden

Large enclosed established gardens comprising large area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. All enclosed by fencing with gated side pedestrian access.

### Detached Workshop

19'7" x 19'6" (5.99 x 5.95)

Large timber framed and insulated workshop. Personal door and large double doors to the front. Several LED panel lights. Power and lighting. Internal store room - 10' 3" x 10' 0" (3.12m x 3.06m)

### AGENTS NOTE:

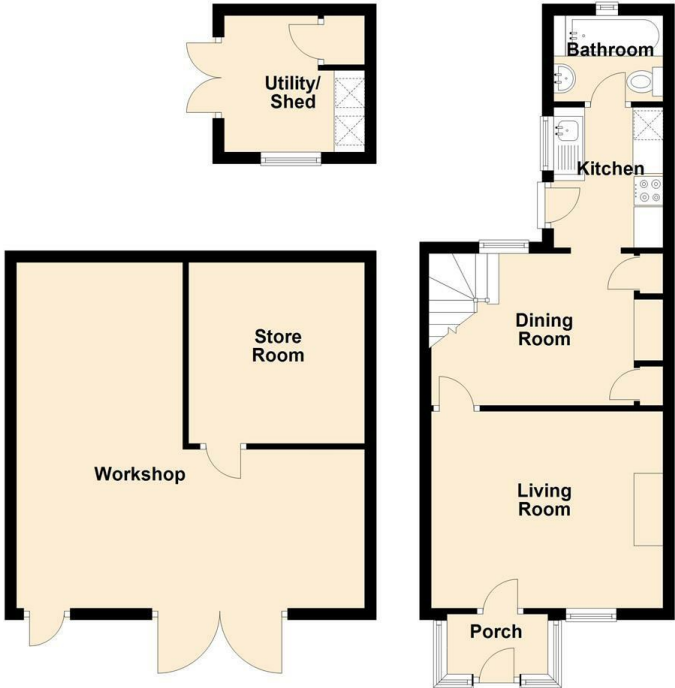
The detached garden is leasehold land – 999 years from 8th April 2004 - There is a peppercorn charge, however this has never been enforced. A condition of the lease is that a business cannot be run from the land.





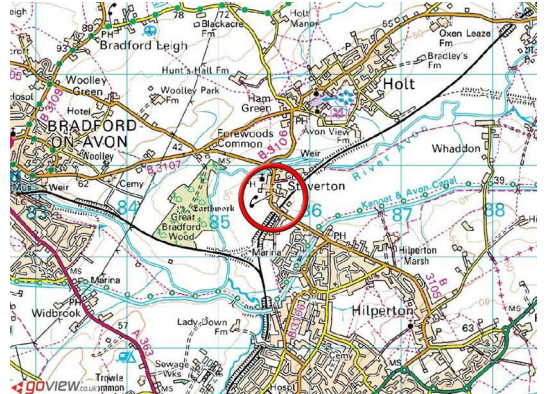
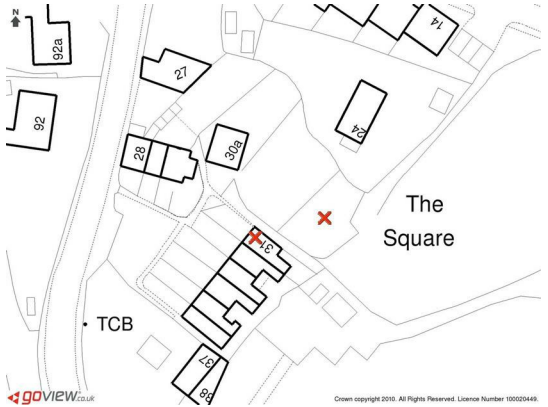
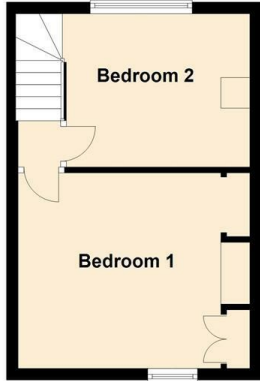
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Approx. 75.7 sq. metres (814.4 sq. feet)



**Total area: approx. 100.1 sq. metres (1077.5 sq. feet)**

Approx. 24.4 sq. metres (263.1 sq. feet)



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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.