



95 Trowbridge Lodge Park

Trowbridge BA14 6DP

A fantastic opportunity to purchase a beautifully presented, high specification park home within the well regarded Trowbridge Lodge development on the West Ashton side of Town.

Situated in the heart of the development the property boasts, dual aspect living room, dining room, fitted kitchen with integrated appliance, two double bedrooms, dressing room and en suite shower room, bathroom, UPVC double glazing and gas central heating with Baxi combi boiler. External features include well tended gardens around all four sides of the property and onsite communal parking. Viewing is highly recommended.

Guide Price £185,000





ACCOMMODATION

All measurements are approximate

Hallway

Obscured double glazed, composite door to the front. Radiator. Smoke alarm. Wood effect vinyl flooring. Double doors to storage cupboard. Doors off and into:

Dining Room

9'8" x 6'7" (2.94 x 2.00)
UPVC double glazed window to the front. Radiator. Wood effect vinyl flooring and dado rail. Door to the kitchen. Opening to the:

Living Room

19'2" x 9'11" (5.84 x 3.02)
Dual aspect with UPVC double glazed windows to the front and side. Two radiators. Feature fireplace with electric fire inset. Television point. Wood effect vinyl flooring and dado rail.

Kitchen

10'10" x 9'2" (3.30 x 2.80)
UPVC double glazed window to the rear. Range of modern wall, base, drawer and larder units with rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric pyrolytic self cleaning oven and four-ring induction hob with tiled splash-backs and extractor over. Integrated fridge/freezer and washing machine. Enclosed Baxi combi boiler. Vinyl flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the rear.

Bedroom One
9'3" x 8'9" (2.83 x 2.66)
UPVC double glazed window to the front.
Radiator. Doorway to the:

Dressing Room
9'5" x 5'1" (2.86 x 1.55)
Built-in dressing table. Storage system with hanging rails and shelving. Fuse box. Inset ceiling spotlights. Door to the:

En Suite Shower Room
High level obscured UPVC double glazed window. Radiator. Three piece white suite comprising tiled shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and light. Extractor fan. Tiled flooring. Recess with shelving.

Bedroom Two
9'9" x 9'2" (2.96 x 2.80)
UPVC double glazed window to the rear.
Radiator. Built-in wardrobes, high level cupboards and dressing table.

Bathroom
High level obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising shower end panelled bath with tiled surrounds, mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Shaving point and light. Extractor fan. Vinyl flooring. Door to airing cupboard with shelving and radiator.

EXTERNALLY

To The Front
Steps up to the front doors with storm porch over. Areas laid to loose stone chippings with a variety of plants and shrubs. Gated side pedestrian access to the rear.

To The Rear & Side
Enclosed low maintenance, landscaped garden comprising paved patio area with pergola and areas laid to loose stone chippings with a variety of plants and shrubs. Metal garden shed with power. Storage area. Enclosed by fencing.

Parking
There is ample parking for residents and visitors nearby.

SERVICE CHARGES:
£224.45pcm 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.







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

Ground Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 sq. feet)



KINGSTONS

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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.

