



Wrights
01225 755553

Lodge Court, West Ashton Road, Trowbridge, Wiltshire, BA14 6DR

£437,950

This exceptionally spacious five bedroom property is situated in a lovely quiet location, yet within easy reach of Trowbridge town centre.

The property offers many features including a private enclosed garden with a fantastic 6 person hot tub, garage with side door to the garden, off road parking, three spacious reception rooms, five great sized bedrooms, downstairs W.C and en-suite to the master bedroom.

Situation

The property is situated within easy reach of many local amenities and schools. The town centre of Trowbridge is within walking distance, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Extremely spacious five bedroom town house

Private low maintenance enclosed garden

Fantastic 6 person hot tub, with illuminated water fountains and built in speaker system

Detached garage with power and light

Driveway parking and additional parking to the front and side of the property

Three reception rooms

Updated Kitchen with range cooker

Large bedrooms

En-suite to the master bedroom

Lovely quiet location



The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door, oak effect wood laminate flooring, double panel radiator and coved ceiling.

W.C

With white suite comprising low level w.c, and hand basin, double panel radiator, coved ceiling and ceiling spotlights.

Family Room

11' 9" x 11' 4" (3.58m x 3.45m)

With oak effect laminate flooring, double panel radiator, coved ceiling, PVCu double glazed window to the front and PVCu double glazed french doors to the garden.

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

With tiled flooring, a range of eye level and base units, wood laminate worktops with upstands, range cooker with designer splash pad, extractor hood over, integrated dishwasher, fridge freezer and 6 bottle wine cooler, space for washing machine, sink/drain, cupboard housing gas combi boiler, coved ceiling, inset ceiling spotlights and PVCu double glazed window to the front.

Dining Room

12' 1" x 12' 6" (3.68m x 3.82m)

With oak effect wood laminate flooring, double panel radiator, wall lighting, coved ceiling, PVCu double glazed window to the side and PVCu double glazed door to the side. Double doors to...

Lounge

11' 4" x 15' 0" (3.45m x 4.56m)

With oak effect wood laminate flooring, double panel radiator, storage cupboard under the stairs, electric fire with surround, wall lights, coved ceiling and PVCu double glazed french doors to the garden.

First Floor

Landing

With oak effect laminate flooring, double panel radiator, airing cupboard and PVCu double glazed window to the front.

Master Bedroom

16' 0" x 11' 9" (4.87m x 3.58m)

With oak effect laminate flooring, double panel radiator, a range of built in wardrobes, television point and PVCu double glazed window to the side.

En-suite

With tiled flooring, white suite comprising quadrant shower enclosure with mains shower, low level w.c and hand basin, double panel radiator, ceiling spotlights and extractor fan.

Bedroom 2

15' 9" x 8' 11" (4.79m x 2.72m)

With oak effect laminate flooring, double panel radiator, built in wardrobe and PVCu double glazed window to the side.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, low level w.c and hand basin, double panel radiator, ceiling spotlights, extractor fan and PVCu double glazed window to the front.

Bedroom 5

6' 6" x 11' 9" (1.99m x 3.58m)

With oak effect laminate flooring, double panel radiator and PVCu double glazed window to the front.

Second Floor

Landing

With oak effect laminate flooring.

Bedroom 3

13' 8" x 12' 6" (4.17m x 3.81m)

With oak effect laminate flooring, double panel radiator, television point and velux window to the front.

Bedroom 4

13' 9" x 11' 10" (4.18m x 3.61m) max

With oak effect laminate flooring, double panel radiator, velux window to the front and PVCu double glazed window to the side.

Externally

To the side

The private enclosed garden offers a tranquil space in which to relax, with very little maintenance. The garden is laid to patio, gravel and patio, with a wooden gazebo covering the fantastic 6 person hot tub, with illuminated water fountains and built in speaker system. There are also double gates providing access to the rear and driveway parking in front of the garage.

Council Tax

The property is currently in council tax band E.

Tenure

The property is sold as freehold.

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Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



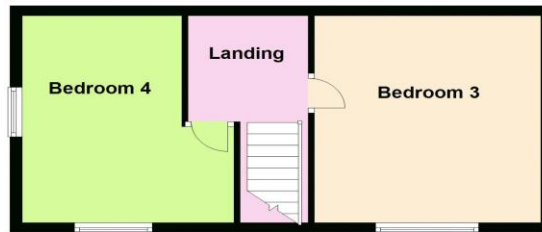
First Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



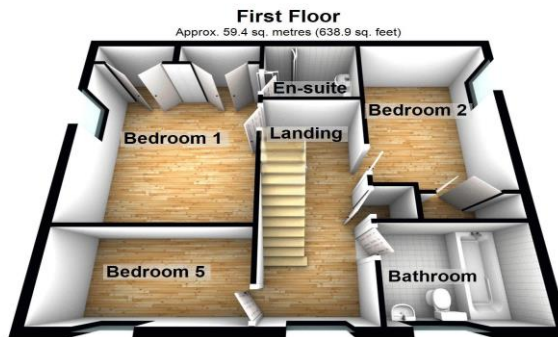
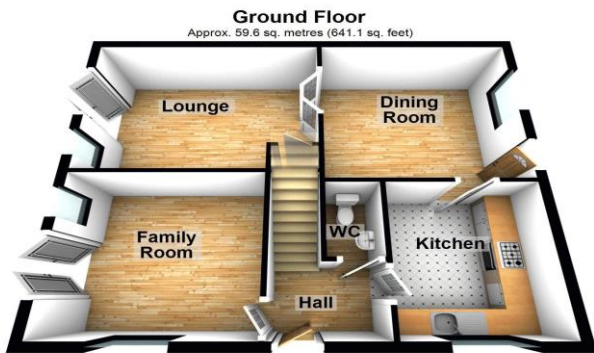
Second Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 154.8 sq. metres (1666.3 sq. feet)





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Energy Performance Certificate

1 Lodge Court, West Ashton Road, TROWBRIDGE, BA14 6DR
 Dwelling type: end-terrace house Reference number: 8990-6423-4550-9518-4222
 Date of assessment: 28 July 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 July 2020 Total floor area: 153 m²

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:	£ 2,799
Over 3 years you could save	£ 495

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 309 over 3 years	
Heating	£ 1,914 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 474 over 3 years	£ 231 over 3 years	
Totals	£ 2,799	£ 2,304	

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



Top 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	£20	£ 90
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 267
3 Solar water heating	£4,000 - £6,000	£ 141

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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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.