



**Wrights**  
01225 755553

Frome Road, Southwick, Trowbridge, Wiltshire, BA14 9QQ

£259,950

This spacious and recently renovated two bedroom cottage is situated within the popular village of Southwick.

Features include a huge recently fitted kitchen/diner, lounge with open fireplace, two large double bedrooms, spacious bathroom with four piece suite, gas central heating, recently fitted PVCu double glazing, a generous rear garden and driveway parking for 2/3 vehicles.

Sold with the benefit of no onward chain.

### Situation

The property is situated on the edge of the open countryside, within the popular village of Southwick. The village offers many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks.

The town of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious two bedroom cottage**

**Lounge with open fireplace**

**Exceptionally spacious kitchen/diner**

**Two large double bedrooms**

**First floor bathroom with four piece suite**

**Gas central heating**

**recently fitted PVCu double glazing**

**Generous rear garden**

**Driveway parking for 2/3 vehicles**

**No onward chain**





## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, wood laminate flooring, radiator and stairs to the first floor.

#### Lounge 11' 9" x 13' 2" (3.59m x 4.01m)

With radiator, open fireplace and two PVCu double glazed windows to the front.

#### Kitchen/Diner 21' 3" x 13' 0" (6.48m x 3.96m)

With wood laminate flooring, a range of base units, worktops with tiled splash backs, integrated electric oven and ceramic hob, space for fridge, washing machine and tumble drier/dishwasher, one and a half bowl sink/drainage unit, radiator, two PVCu double glazed windows to the rear and PVCu back door.

### First floor

#### Landing

With radiator, wall mounted Worcester gas boiler, large storage cupboard and PVCu double glazed window to the front. Please note that there is a restricted head height leading to the bathroom and bedroom two.

#### Bedroom 1 11' 11" x 14' 4" (3.62m x 4.37m)

With radiator, feature fireplace, built in wardrobes, inset ceiling spotlights and PVCu double glazed window to the front.

#### Bedroom 2 11' 10" x 12' 3" (3.61m x 3.74m)

With radiator, built in wardrobes and PVCu double glazed window to the rear.

#### Bathroom 7' 11" x 8' 8" (2.42m x 2.64m)

With four piece suite comprising bath, shower enclosure with mains shower, low level W.C and pedestal and basin, radiator and Velux window to the rear.

### Externally

#### To the front

The gravelled driveway provides off road parking for 2/3 vehicles.

#### To the rear

The generous enclosed rear garden is mainly laid to lawn and offers a good degree of privacy, backing onto open countryside. A gate provides access through the neighbouring garden to the front of the property.

#### Council tax

The property is currently in council tax band B.

#### Tenure

The property is sold with an historic 1000 year lease, dating back to 1795. Ground rent is peppercorn and there is no service charge payable.



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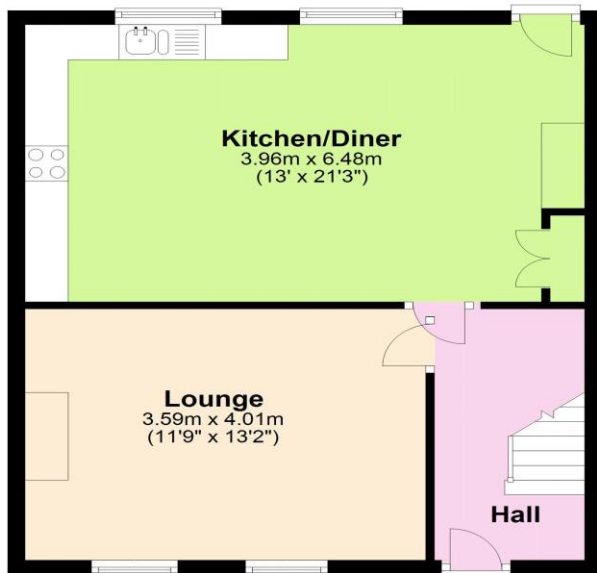
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### Ground Floor

Approx. 47.2 sq. metres (508.1 sq. feet)

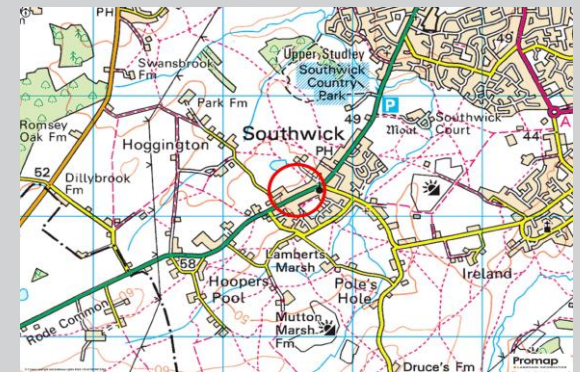


### First Floor

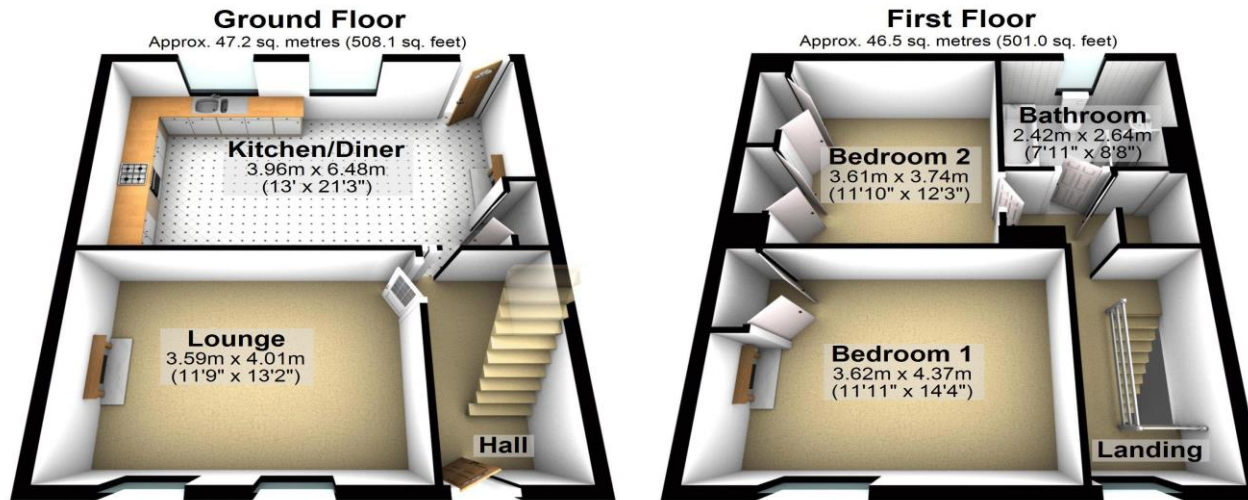
Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 93.7 sq. metres (1009.1 sq. feet)







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### Disclaimer

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