

TOWN & COUNTRY
ESTATES



Weavers Drive, Trowbridge, Wiltshire BA14 7AL

Guide Price £125,000

LOCATION

A desirable and attractive retirement complex of similar properties for over 60s, conveniently situated close to the town centre and local amenities, including the 24hr Tesco, Marks & Spencer Foodhall and Odeon Cinema. There is also a bus stop next to the complex and the train station is within a mile.

DESCRIPTION

ON ONWARD CHAIN - This newly renovated accommodation is available to buyers of 60 years of age or over and comprises entrance hall, hall, sitting/dining room, newly refitted kitchen with door to a UPVC double glazed conservatory, two bedrooms and a shower room.

ENTRANCE

You enter the property through a half obscure glazed UPVC double glazed door and then a further glazed door to hallway.

HALLWAY

The main hallway has doors to bedroom one and two, family bathroom, living room and airing cupboard, access to loft and radiator.

BEDROOM ONE

13'8" x 8'6"

The spacious master bedroom has a UPVC double glazed window to front, Tv point and radiator.

BEDROOM TWO

9'10" x 7'1"

There is a UPVC double glazed window to front aspect and radiator

BATHROOM

The bathroom has a double shower with glazed enclosure, closed couple w/c with dual flush, pedestal wash basin, extractor fan, tiled flooring and radiator

LIVING ROOM

14'1" x 12'0"

The Living room has a UPVC double glazed window to rear, tv point and radiator.

KITCHEN

10'2" x 7'4"

The Kitchen has a UPVC window to rear, matching base and wall units with rolled top work surfaces, stainless steel sink with chrome mixer taps, space for fridge/freezer, washing machine and free standing electric oven and extractor and door to conservatory

CONSERVATORY

The Conservatory is a UPVC double glazed construction with a polycarbonate roof and glazed door to garden.

EXTERIOR



FRONT

The property looks onto the communal grounds that are mainly laid to lawn with a number of planted borders with seasonal flowers and shrubs, there is a pathway leading to the front door, outdoor light and storm porch

REAR GARDEN

The low maintenance rear garden is mainly paved with planted borders and gate to further communal gardens.

LEASEHOLD INFORMATION

Lease Length - 86 years remaining

The service charge £224.17 per month. They cover the costs associated with the day to day repair and management of the estate, including insurance of the building and maintenance of communal areas.

ADDITIONAL INFORMATION

COUNCIL TAX BAND B

Sinking fund when reselling the property is 1% of purchase price per year the property is owned - only payable when selling the property







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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