

**TOWN & COUNTRY**  
ESTATES



**Arnold Noad Corner, Southwick, BA14 9NP**

**Offers In Excess Of £250,000**

## LOCATION

Southwick is a semi rural village to the southwest of the county town of Trowbridge. It is separated from Trowbridge only by the Southwick country park which consists of 152 acres of open fields. Within easy driving distance to the City of Bath of approximately 30 minutes and easy walking distance to the local primary school and shops.

## DESCRIPTION

We are delighted to offer for sale this large three double bedroom home in the village of Southwick, Trowbridge. On the ground floor there is a living room, large kitchen/diner, utility and office. On the first floor there are three double bedrooms, and a well presented family bathroom. Externally the property benefits from a large rear garden and a plot of land brought by the current owner to provide allocated off road parking.

## ENTRANCE HALL

The property is entered via a UPVC door into the entrance hall. In the entrance hall there is tiled flooring, radiator, doors to the living room and kitchen/diner and stairs to the first floor with a storage cupboard under.

## LIVING ROOM

11'10" x 10'4"

The living room has a radiator, UPVC double glazed window to the rear and a wall mounted electric fire.

## KITCHEN/DINER

8'2" x 12'5"

This spacious and modern kitchen diner has UPVC double glazed windows to the front and rear, radiator, a matching range of wall, base and drawer units with laminate worksurfaces, built in electric double oven, inset electric hob with extractor over and inset stainless steel sink. There is also space for a large fridge/freezer, dining table and UPVC door to the utility.

## UTILITY

The utility space has a UPVC double glazed window, a glazed door to the rear garden and a UPVC double glazed door to the side entrance. There is a laminate worksurface with plumbing under for washing machine and tumble dryer, space for storage and a door leading to the office.

## OFFICE

This useful additional room is currently being used as a home office but could potentially be converted to a downstairs cloakroom in the future. There is a UPVC double glazed window overlooking the rear garden.

## FIRST FLOOR LANDING

On the first flooring landing there is a UPVC double glazed window, airing cupboard, doors to all bedrooms and door to the family bathroom.



## BEDROOM ONE

14'1" x 9'4"

The first of the three double rooms has a UPVC double glazed window, radiator and built in wardrobe/storage.

## BEDROOM TWO

12'5" x 8'2"

This bedroom has two UPVC double glazed windows, radiator and a built in wardrobe/storage.

## BEDROOM THREE

11'8" x 8'10"

The third double bedroom has a UPVC double glazed window, radiator and a built in wardrobe/storage.



## BATHROOM

The well presented bathroom has floor to ceiling tiles, a chrome heated towel rail, extractor, obscured UPVC double glazed window, a close coupled W.C, wash hand basin inset into a vanity unit, panel bath with shower over.

## EXTERIOR

### FRONT

To the front of the property there is a piece of land which is 50% owned by this property which can easily be used for off road parking for at least one car. Additionally there is ample parking in the area.

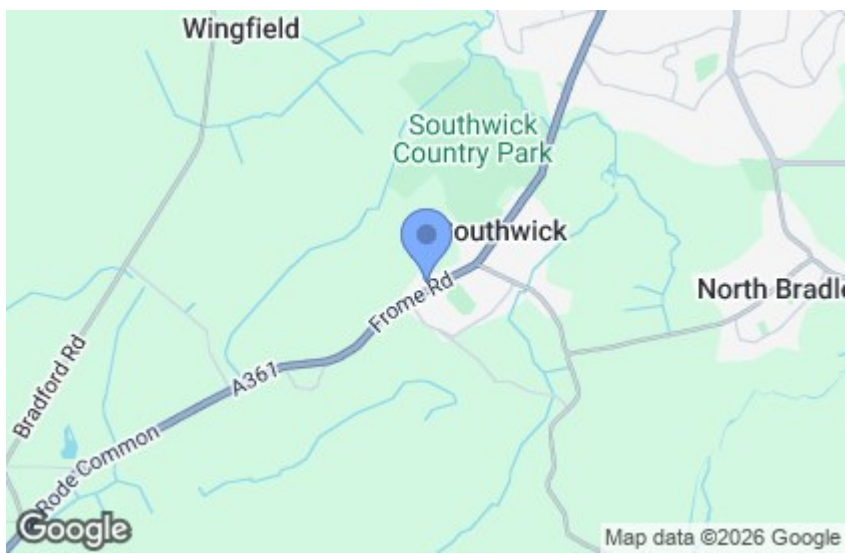
### REAR

To the rear of the property is a very large, enclosed garden. The garden benefits from a hard standing seating area leading to a path leading to another slightly raised hard standing area with storage shed.



## ADDITIONAL INFORMATION

Council Tax Band B - £1794.36 per year.







GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



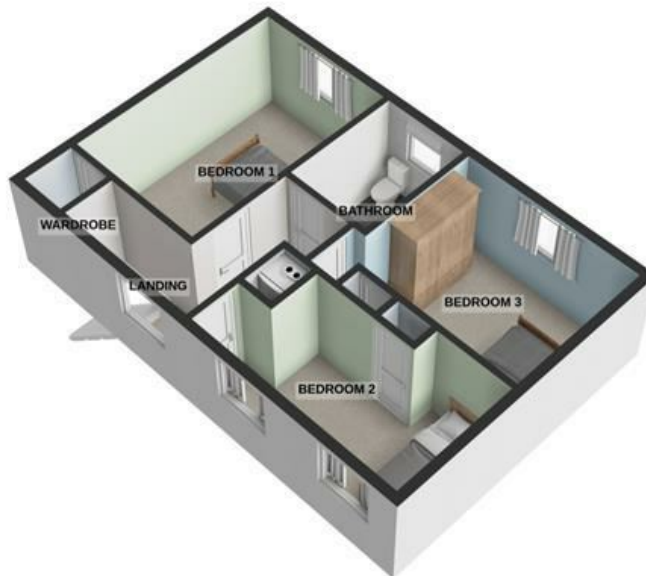
TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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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