

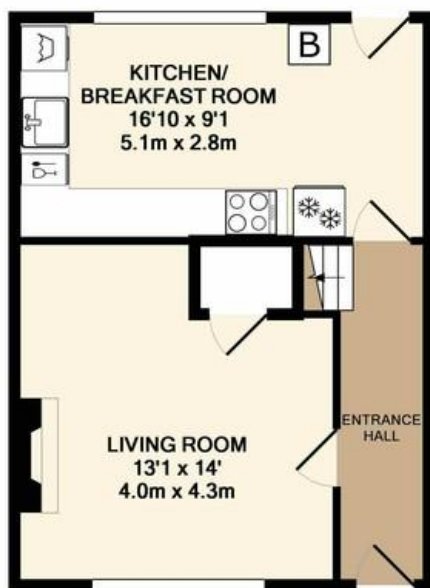


# Kavanaghs

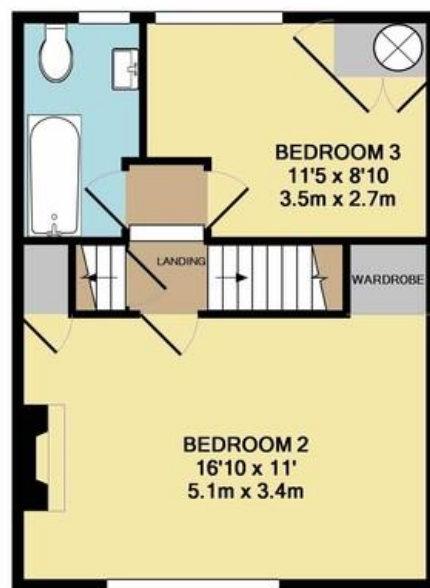
12 Yerbury Street  
Trowbridge, Wiltshire BA14 8DP

£230,000

- Grade II Listed Weavers House
- Three Double Bedrooms
- Accommodation over Three Floors
- Character Features
- Redecorated & Improved
- Gas Central Heating
- Residential Parking
- No Onward Chain



GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(35.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 239 SQ.FT.  
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.2 SQ.M.)  
Schematic Diagram only - Not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		90
81-91	B		
69-80	C		
55-68	D		58
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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## SITUATION

Conveniently situated just off the town centre in a desirable residential cul de sac benefitting from a controlled residents only parking scheme.

Trowbridge is the County Town of Wiltshire and has benefited from significant investment in development, which is still on-going, offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest. Surrounded by open countryside with picturesque villages scattered around offering history and character there is an abundance of leisure opportunities to meet most peoples needs.

## DESCRIPTION

Grade II listed period 'Weavers House' dating back to the 1790's forming part of Trowbridge's strong textile heritage which has been redecorated and improved by the owner.

## ON THE FIRST FLOOR

### BEDROOM TWO

16' 10" x 11' 0" (5.13m x 3.35m)  
With double wardrobe. Fireplace with stone surround and halve. Understair storage cupboard. Laminate flooring. Deep sill mullion window to the front. Radiator.

### BEDROOM THREE

11' 5" x 8' 10" (3.48m x 2.69m) maximum.  
With cupboard housing the hot water tank. Wood window to the rear with deep sill. Radiator.

### BATHROOM

5' 1" x 9' 0" (1.55m x 2.74m)  
Having a white suite comprising bath with shower attachment, wash hand basin and low level wc with tiled splashbacks. Vinyl flooring. Attic hatch. Obscure window to the rear. Radiator.

## ON THE SECOND FLOOR

### MASTER BEDROOM

16' 10" x 14' 2" (5.13m x 4.32m) Having a feature fireplace with stone surround. Loft hatch. Deep sill mullion window to the front. Radiator.

The accommodation is arranged over three floors boasting a wealth of character features including flagstone flooring, exposed beams, brick and feature fireplaces and mullion windows. The property comprises entrance hall, living room, kitchen/breakfast room, three double bedrooms and family bathroom. The private rear garden has been laid for ease of maintenance with artificial turf with a partly walled boundary and raised flower beds. The property retains the original stone out house which makes a useful shed with power and light (not tested) and fitted 'Belfast' sink with working water supply.

A residents parking scheme is in place from the council with permits available to Yerbury Street residents.

An internal viewing is recommended.

## DIRECTIONS

From the roundabout at the top of The Halve to Hilperton Road take the exit into Round Stone Street and Yerbury Street is almost immediately on the left. The property can be found a short distance along on the right hand side.

## EXTERNALLY

### REAR GARDEN

The rear garden is south-west facing with artificial turf and raised flower beds. Attractive patio area with electric awning reaches out from the house with a path leading the out house and rear boundary wall.

### OUT HOUSE

7' 8" x 8' 2" (2.34m x 2.49m) Having a fitted 'Belfast' sink with working water supply. Power and light (not tested). Two windows to either side.

### PARKING

The street parking is for residential permit holders only. Permits can be obtained at £90.00 per annum per vehicle as of 16th July 2018 for a maximum of two vehicles from the local council. Visitors permits can also be purchased.

### SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested).

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With wooden front door. Original flagstone flooring. Stairs to first floor. Radiator.

#### LIVING ROOM

13' 1" x 14' 0" (3.99m x 4.27m) maximum.  
Having a inglenook fireplace with wood burner. Flagstone flooring. Understair storage cupboard. Deep sill mullion window to the front. Radiator.

#### KITCHEN/BREAKFAST ROOM

16' 10" x 9' 1" (5.13m x 2.77m)  
Having a range of matching wall and base units with wood square edge worktops and tiled splashbacks. Integral electric oven with gas hob. Slimline dishwasher. Free standing fridge/freezer. Washing machine. Wall mounted gas fired boiler. Laminate flooring. Deep sill wooden window to the rear. Stable door opening on to the rear garden. Radiator.

## TENURE

Freehold with vacant possession on completion.

## COUNCIL TAX

The property is in Band A with the amount payable for 2018/19 being £1,212.36.

## VIEWINGS

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

## CODE

9787 26/11/2018

