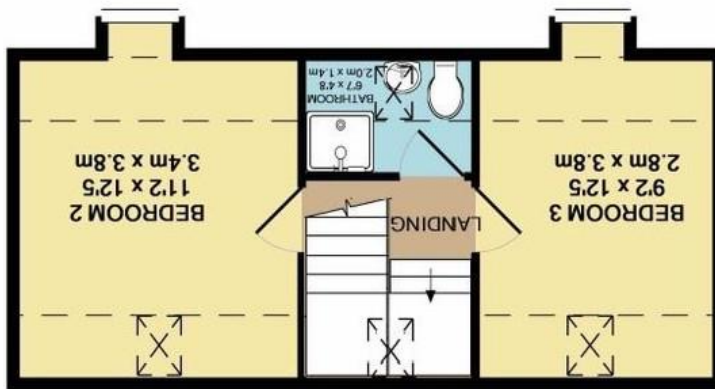


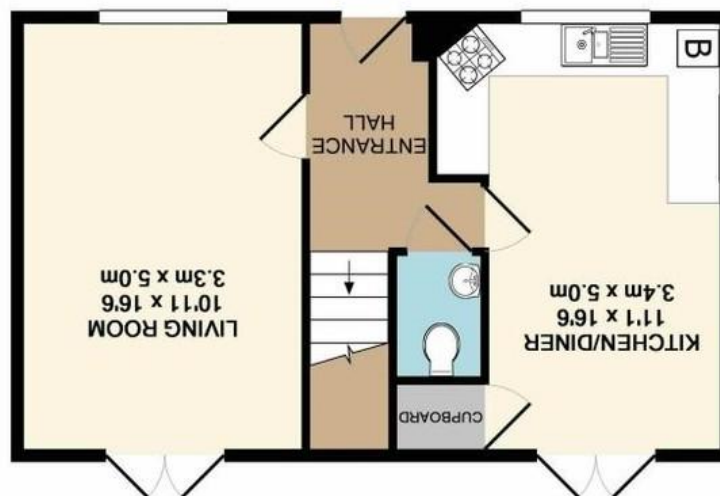
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.1 SQ.M.)
Schematic Diagram only - Not to scale
Made with Metropix ©2018

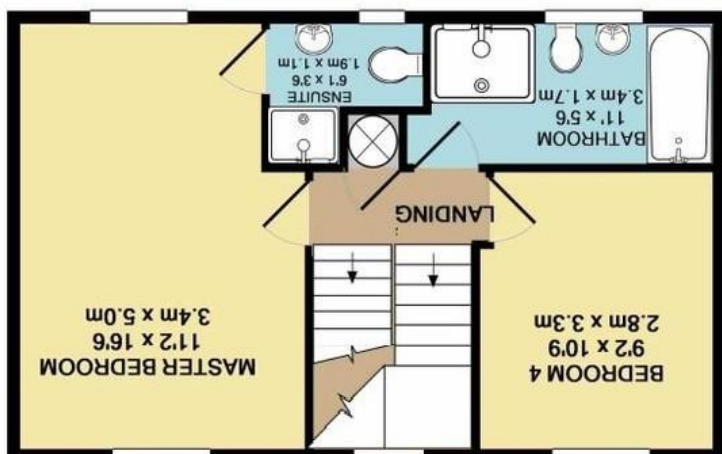
2ND FLOOR



GROUND FLOOR
APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 440 SQ.FT. (40.8 SQ.M.)



41 Toucan Street, Trowbridge, Wiltshire, BA14 7FY

David Ingram

RESIDENTIAL

41 Toucan Street, Trowbridge, Wiltshire, BA14 7FY

- Detached ex show home
- Three bathrooms
- UPVC double glazing and gas central heating
- Garage and driveway parking
- Four double bedrooms
- Superb kitchen/diner with integrated appliances
- Well presented throughout
- Well enclosed garden

OIEO - £300,000

Situation and Description

A beautifully presented detached and generously proportioned ex show home situated on the edge of the Southview Park development on the West Ashton side of Trowbridge.

The property offers an excellent level of accommodation over three floors comprising entrance hall with cloakroom off, full depth sitting room with French doors opening onto the rear garden, superb kitchen/diner with integrated appliances, spacious master bedroom with en suite shower room, three further double bedrooms, family bathroom with four piece suite and a shower room.

Outside

Front

Level lawned garden with ornamental bushes and paved path to front door. Gated access to side leading to the rear garden.

Rear

Well maintained garden with paved patio seating area, level lawn and ornamental bushes. The garden is well enclosed and enjoys a good deal of privacy.

Garage

Single unit with up and over door to front. Driveway parking for one car.

The county town of Trowbridge provides many amenities including a cinema complex, a variety of shopping facilities, sports centres and railway station with services to London Waterloo. The World Heritage City of Bath is approximately 12 miles away with many fine restaurants and bars, a full range of retail outlets and sporting facilities. Cultural interests include Theatre Royal, Thermae Spa and numerous museums and galleries.

EPC Rating - B



Directions

Leave the centre of Trowbridge on the West Ashton road and at the roundabout (just after the BP petrol station) turn right onto Broadcloth Lane. Follow the road onto Hargreaves Road and then Sparrow Street. Turn left onto Toucan Street where the property can be found on the left hand side.