







PITMAN COURT, TROWBRIDGE, BA14 0EL

Guide Price £162,000 Leasehold **SSTC**

Nestled in a quiet spot just off the highly desirable Frome Road, this delightful two bedroom bungalow offers a perfect blend of privacy and convenience. Ideally located within easy reach of local shops and everyday amenities.

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This quaint two bedroom bungalow is tucked away in a private and peaceful location just off the sought-after Frome Road, offering easy access to local shops and amenities.

The current owner has made a number of thoughtful improvements, including a modernised kitchen, a refitted shower room, an updated consumer unit and boiler as well as replacing all the windows throughout the home.

The accommodation comprises:

- Entrance hallway, with low level threshold to front door
- Updated modern kitchen
- Bright and comfortable living room
- Two bedrooms
- Contemporary refitted wet room

Additional benefits include gas central heating, a garage, residents' parking, and well maintained communal gardens. With level access throughout, the property offers a practical and accessible layout, a fantastic alternative to a traditional bungalow.

This great value home would make an ideal buy-to-let investment or a low maintenance single storey residence. For landlords, the potential rental income is in the region of £875 per calendar month.

Leasehold Information as advised by the current owner:
Lease term: 958 Years Remaining
Service charge for external communal areas is currently £85 per calendar month.

There are a number of bus routes serving Frome Road, providing easy access to the Town Centre and surrounding towns. The County town of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. The rail station is on the Wessex Main Line rail link with routes to Bath, Bristol, Cardiff, Waterloo and the south coast.





- Wet Room
- Popular Frome Road Location
- Two Bedroom Bungalow
- Large Master Bedroom with Built in Wardrobes
- Long Lease
- Garage
- Maintained Communal Areas

Entrance Hall

Lounge
15'7" x 11'2"
4.75m 3.40m

Kitchen
9'6" x 7'7"
2.90m x 2.31m

Bedroom 1
17'11" x 15'7"
5.46m x 4.75m
Generous floor to ceiling, built in wardrobes

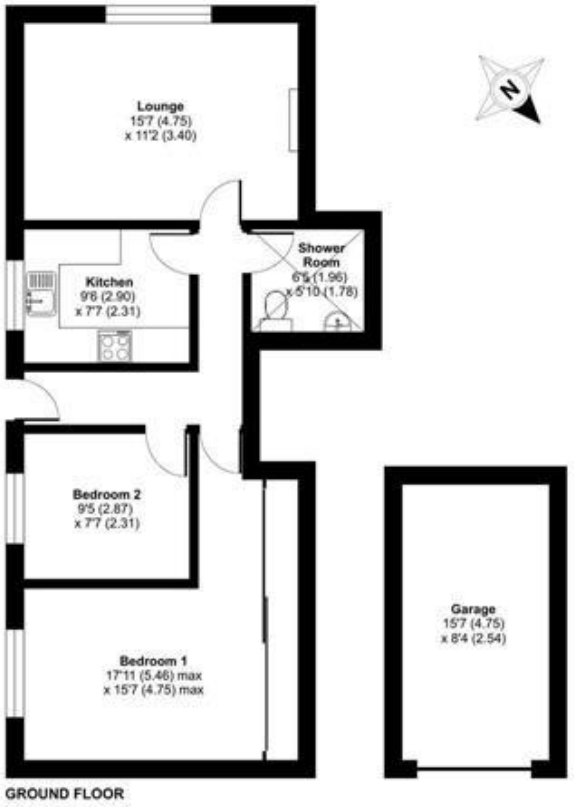
Bedroom 2
9'5" x 7'7"
2.87m x 2.31m

Shower Room

Garage
15'7" x 8'4"
4.75m x 2.54m
Located in a block close to the property

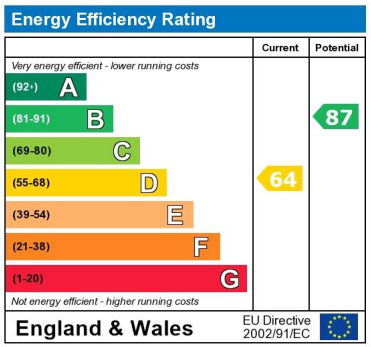
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Approximate Area = 646 sq ft / 60.0 sq m
Garage = 130 sq ft / 12.0 sq m
Total 776 sq ft / 72.0 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Paxtons Estate Agents. REF: 1316106



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: B (Wiltshire Council)
Tenure: Leasehold (958 years)
Service Charge: £85 per month
Parking options: Garage
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Accessibility measures: Level access

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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The Property Ombudsman