

Sales | Free valuations | Lettings | Mortgages



20 Ferris Way, Hilperton,  
Trowbridge, Wiltshire BA14  
7GX  
£1,250 pcm

## Description

PLEASE NOTE, WE DO NOT TAKE TELEPHONE ENQUIRIES. PLEASE EMAIL US WITH ANSWERS TO THE BELOW QUESTIONS.

YOU NEED TO HAVE AN HOUSEHOLD INCOME OF £37,500PA TO BE ABLE TO PASS REFERENCING FOR THIS ,PROPERTY.

Available immediately.

PLEASE PROVIDE THE FOLLOWING WITH YOUR ENQUIRY:

1. Who will be living at the property and how do you know one another (friends, family, couple, colleagues etc)?
2. Annual income of occupants?
3. Are all persons over the age of 18 years in full time employment?
4. Any pets? Please specify.
5. Any applicants who smoke?
6. Are you aware of any adverse credit history?

This semi detached home is in a highly sought after area on Paxcroft Mead.

The spacious layout of this house makes it an ideal family home, with a large lounge with patio doors leading out to the back garden. The neutral colours and addition of windows flanking the patio doors makes this room bright with an outlook of the secluded garden.

The main hall offers access to not only the living room, but the downstairs cloakroom, kitchen/breakfast room and stairs to the first floor.

The kitchen offers a good range of base and wall units as well as a long breakfast bar with box storage above. The good size window looking out to the front makes this a bright and cheerful family space.

On the first floor you will find two double and one single bedrooms, the master bedroom having its own en-suite shower room. There is also an interesting L shaped bathroom in shades of blue and white which includes a low level WC, wash hand basin and a paneled bath with a shower over.

The attached garage is set back leaving room for a drive to the front and both that and the front garden are nicely landscaped with white picket fencing. The rear garden is a good size laid mainly to lawn with planted beds offering mature shrubs and plants. The footpath carries on round the side of the house leading to a gate giving access to the front of the property.

EPC Rating : C

Council Tax Band: C

Available March 2025

Council Tax Band: C (Wiltshire Council)

Deposit: £1,442

Holding Deposit: £288


Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private

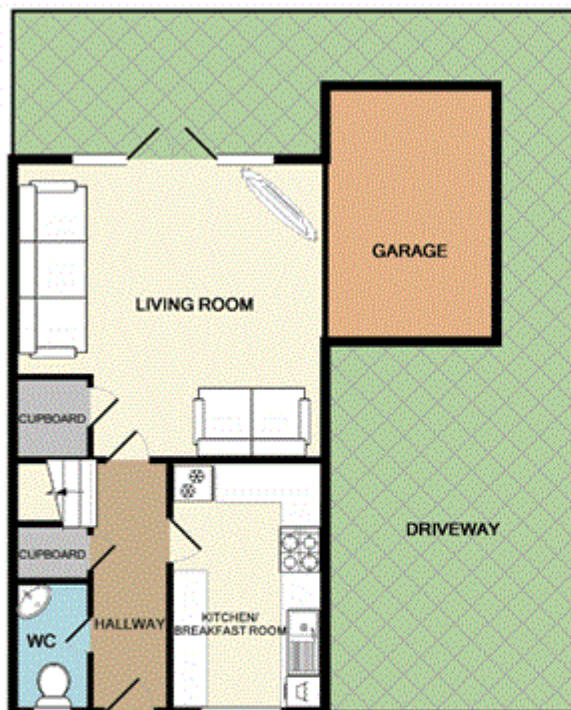




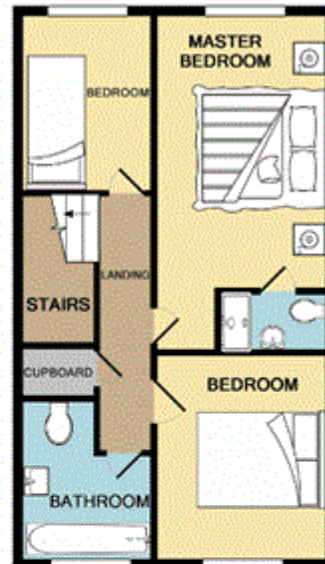
## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92-100) <b>A</b>                           |                            |   |
| (81-91) <b>B</b>                            |                            | <b>91</b>   |
| (69-80) <b>C</b>                            | <b>78</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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