



MOYLE PARK, TROWBRIDGE, BA14 7UE

£240,000 Freehold

An excellent opportunity to purchase a two bedroom terrace property in a popular location, which has the benefit of a driveway and garage adjacent to the property.



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An excellent opportunity to acquire a well-maintained two-bedroom terrace property in a highly sought-after location, complete with a driveway and adjacent garage.

This charming home on Moyle Park is presented in superb condition, having been carefully looked after by the current owners.

The property features an inviting entrance hall with a cloakroom, leading to a spacious lounge and dining area, highlighted by a distinctive spiral staircase unique to this design.

The kitchen/breakfast room is situated at the rear of the property and offers direct access to the garden.

Upstairs, the accommodation comprises of two generously sized double bedrooms. The master bedroom benefits from large built-in wardrobes, while the family bathroom adds to the practicality of the home.

The low-maintenance garden is predominantly paved with stones, offering an ideal space for outdoor entertaining. Stepping stones lead to one of the standout features of the property; a fully equipped work-from-home office. Complete with electrics, this versatile space is perfect for remote working or pursuing hobbies.

Conveniently located close to the scenic Green Lane woods and a range of additional green spaces and play areas, Moyle Park is also within easy reach of two local primary schools.

For added convenience, the property is near two local convenience stores, a community centre, a chemist, hairdressers, and a public house.





- Beautifully Presented Home
- Close to shops and schools
- Two Double Bedrooms
- Lounge/Dining Room

- Kitchen/Breakfast Room
- Garden Office
- Single garage
- Driveway Parking

Entrance Hall

Cloakroom

Large Lounge
17'3" x 12'6"

Kitchen/Breakfast Room
12'4" x 7'6"

Master Bedroom
10'4" x 10'0"

Bedroom 2
12'6" x 7'6"

Family Bathroom

Rear Garden

Garden Office/Summer House
9'5" x 7'10"
With electric

Garage
18'5" x 7'7"

Leasehold - situated under a coach house

We have been advised that the vendor currently pays a peppercorn rent of 5p per year to the owner of the coach house.

Driveway

Moyle Park, Hilperton, Trowbridge, BA14

Approximate Area = 667 sq ft / 61.9 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 881 sq ft / 81.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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.

Council Tax Band: C
 (Wiltshire Council)
 Tenure: Freehold
 Leasehold garage under
 coach house
 Parking options:
 Driveway, Garage
 Garden details: Enclosed
 Garden
 Electricity supply: Mains
 Heating: Gas Mains
 Water supply: Mains
 Sewerage: Mains

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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