

3 BEDROOM END TERRACED HOUSE | COTTLES BARTON, STAVERTON, BA14 | £240,000



## DESCRIPTION

A truly beautifully presented end of terrace family home in the ever-popular Staverton Marina development. The current owners bought this from new back in 2009 and really have made the most of the space provided, creating a very stylish and desirable property indeed. On the ground floor there is an entrance hallway with a cloakroom, a contemporary styled light kitchen with plenty of storage and a spacious sitting / dining room with French doors leading out to a delightful, private, fully enclosed rear garden with gated access to the side. On the first floor, there are two double bedrooms (currently being used as a working office and separate sitting room) and a modern family bathroom. On the upper floor is the master bedroom with a separate dressing area and a brand new classy en-suite shower room. Behind the house is a good-sized garage and off-road parking. Viewing would be a delight!

Staverton is a lovely village just a few minutes' walk away from the beautiful Kennet and Avon canal towpath. There is an excellent village primary school, local news agents, Dentist and Chinese restaurant / Takeaway all within 600 yards and The Old Bear Pub just down the road. Staverton is just on the outskirts of Trowbridge resting just two miles away from the Town Centre. Bradford on Avon is just three miles away and the Georgian City of Bath is within nine miles. There is also an excellent main line rail service in Trowbridge that goes directly to London Waterloo. Trowbridge offers an excellent range of shopping, leisure and educational amenities.

Tenure: Freehold

EPC: C

Council tax band: D

Services: Mains gas, electricity, water and drainage

Local authority: Wiltshire County Council





## KEY FEATURES

- End terraced family home
- Sitting / dining room
- Stylish family bathroom
- Private fully enclosed garden
- Off road parking
- Three double bedrooms
- Contemporary kitchen
- Brand new master en-suite
- Single garage
- Close to the Kennet and Avon canal





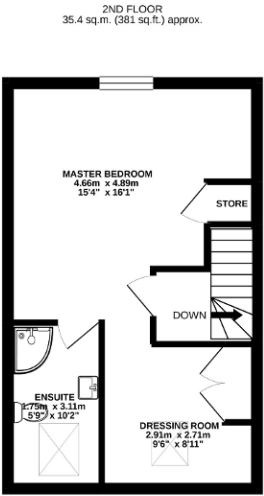
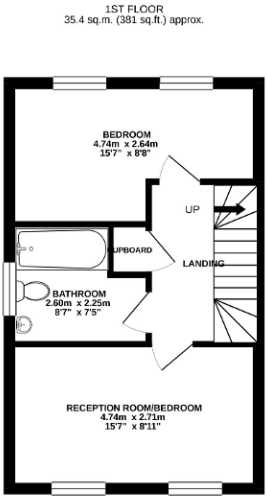
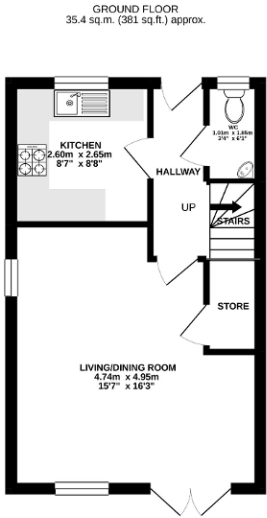


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90   B
81-91	B	80   C	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



23 COTTLES BARTON GROSS INTERNAL AREA 106SQM  
TOTAL FLOOR AREA : 106.3 sq.m. (1144 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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