



3 BEDROOM SEMI-DETACHED | THE DOWN, BA14 | OFFERS OVER £300,000



## DESCRIPTION

An extended, bay fronted, semi-detached family home which dates back to 1928 and boasts a plethora of period charm and original features. The light and airy accommodation comprises three bedrooms and refitted shower room on the first floor, whilst downstairs a reception hallway gives access to a sitting room with a wood burning stove, under stairs cloakroom, a spacious dining room with an open fireplace and breakfast areas which in turn lead to a beautiful cottage style kitchen with a useful utility cupboard and a brand new combination boiler, granite work surfaces and double Belfast sink. Externally, there's off-road parking for two cars to the front and a large private South-East facing garden to the rear with an extensive raised patio, ideal for alfresco dining. This leads to a large area laid to lawn with mature trees and shrubs and a good-sized shingled area at the bottom, easy to maintain and a perfect place to entertain. Viewing will be a delight.

The Down offers good access to all the local amenities found in the town which is within a 3/4 mile walk. Bellefield Primary school is just a stone's throw away, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby A363 leading to the south towards the A350, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just under a mile away.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

Mains electricity, gas, water and drainage.



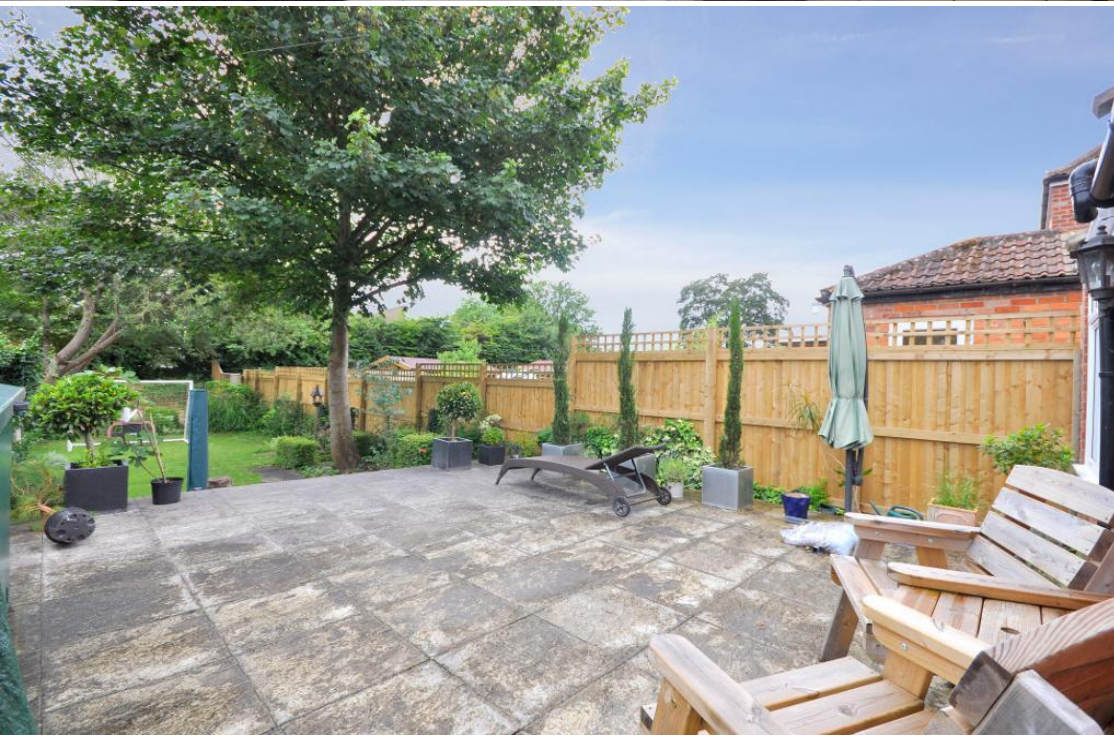


## KEY FEATURES

- No onward chain
- Plenty of original features
- Dining room with open fireplace
- Useful utility cupboard & new boiler
- Large private South-East facing garden
- Walking distance to town & train station
- Sitting room with wood burner
- Cottage style kitchen
- Glass roof extension with garden view
- Off road parking for two cars







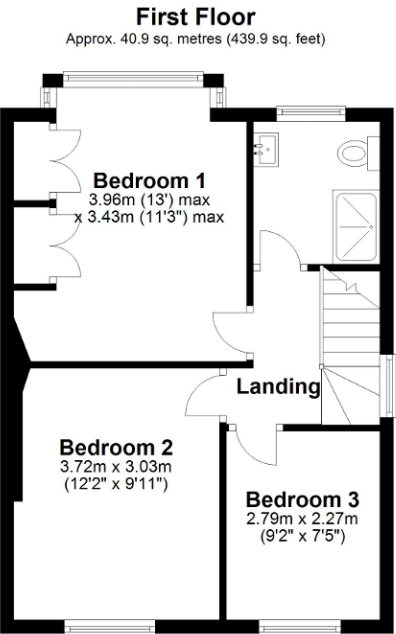
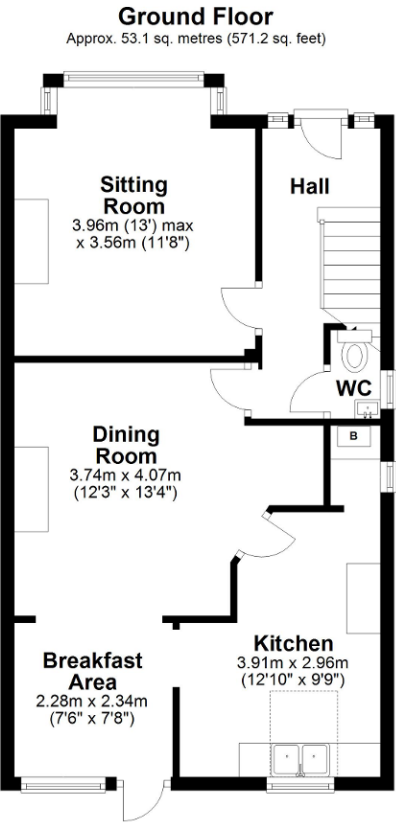


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   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.



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)

APPLEBY & TOWNEND

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)