



**20 Herbleaze, Staverton  
TROWBRIDGE, Wiltshire BA14 8AB**



**£255,000**



## 20 Herbleaze, Staverton, TROWBRIDGE, Wiltshire BA14 8AB

A lovely three bedroom home with a master en suite shower room, is located in an very popular location in Staverton in a cul de sac close to the Canal. GARAGE.

### Description

A lovely three bedroom home with a master en suite shower room, is located in an very popular location in Staverton in a cul de sac close to the Canal. The home has gas central heating and gas central heating along with allocated parking and garage. At the rear garden is laid to lawn and incorporates a decking and paved patio area and backing onto the Kennet & Avon Canal.

### INVESTOR INFORMATON

The home is currently let out for £925 pcm. The tenants would be happy to stay if any investor expresses and interest to purchase- The current tenants agreement expires at end of October

### Location

Staverton is a few minutes drive from Trowbridge and the station however has a local shop, take away and dentist. Trowbridge Station offers two platforms, and these are on the Wessex mainline between Bradford on Avon and Westbury. Services from Trowbridge to Bath / Chippenham. Between Trowbridge / Chippenham the line is a single track with limited services. Services from Trowbridge join the Reading to Taunton line at Westbury.

Junction 18 of the M4 is about 18 miles (29 km) and the same distance from junction 17 (Chippenham). The A361 runs through the town connecting it to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. The nearest airport is Bristol Airport which is 30 miles (48 km) west.

### Hall

8'3 x 3'2 (2.51m x 0.97m)

Door to front, radiator, laminate flooring, stairs to first floor.

### Cloakroom

Window to front, wc, basin, radiator

### Lounge

16'3 x 12'11 9'6 min (4.95m x 3.94m 2.90m min)

Window to front, radiator,



### Kitchen / Dining Room

16'3 x 10'6 (4.95m x 3.20m)

Doors and window to rear, range of wall and base units, integrated oven, hob, extractor, plumbing for washing machine and dishwasher, Wall mounted 'Icos' gas boiler.

### Landing

Access to attic and doors to

### Bedroom One

10' x 10'8 (3.05m x 3.25m)

Window to front, radiator.



### En Suite

5'3 x 5'4 (1.60m x 1.63m)

Window to front, basin, wc, shower enclosure.

### Bedroom Two

9'5 x 9' (2.87m x 2.74m)

Window to rear with view towards the Canal, radiator



### Bedroom Three

8'10 x 7' (2.69m x 2.13m)

Window to rear, view towards the Canal, radiator

### Bathroom

6' x 7'5 (1.83m x 2.26m)

With wc, basin, bath, glass screen, wall tiles.





### Garage

With access from the rear garden - up and over door.

### Viewing Arrangements

By appointment with DK Residential 01225 759123  
[dkresidential@btconnect.com](mailto:dkresidential@btconnect.com)

Opening Hours - Monday to Friday 9am to 6pm  
 Saturday 9am to 4pm

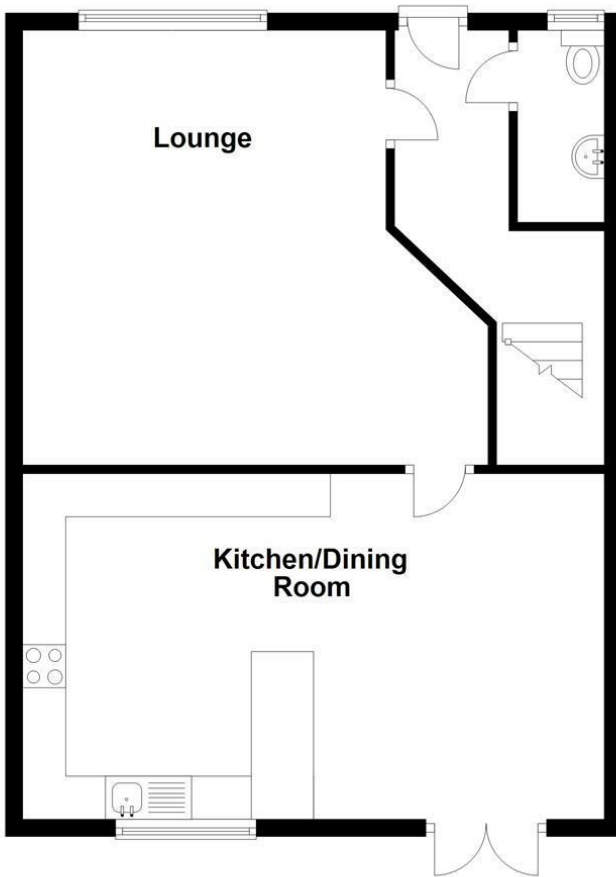
### Outside

At the front is a small area of gravel with path and hedging. At the rear garden is laid to lawn and incorporates a decking and paved patio area and backing onto the Kennet & Avon Canal.

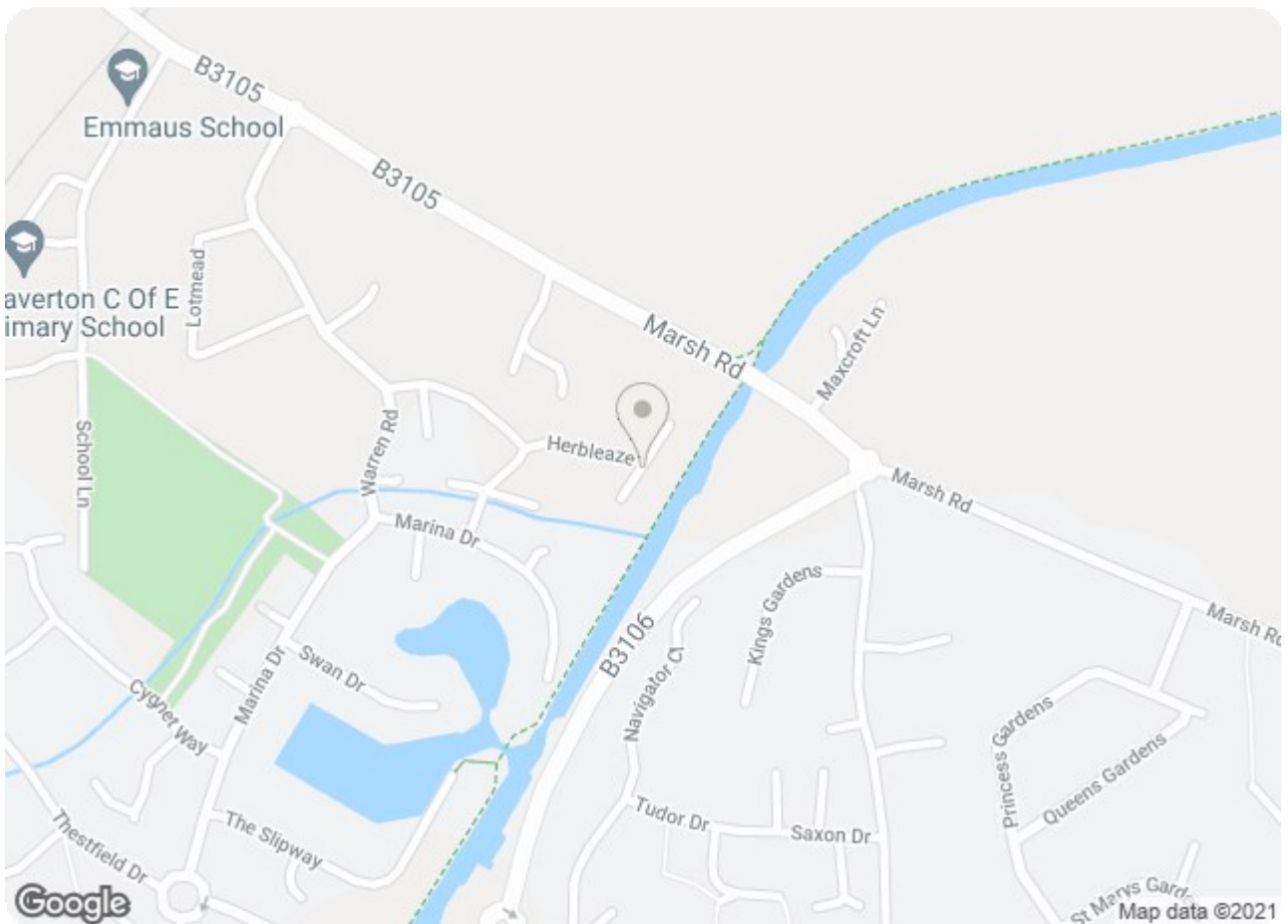
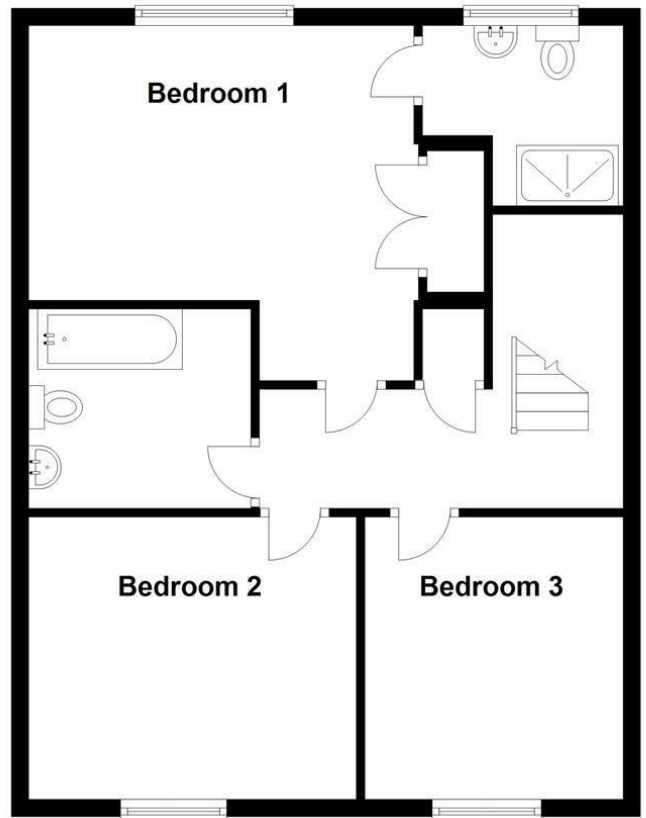




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A (Current), B (Potential)		Environmental Impact (CO <sub>2</sub> ) Rating: A (Current), B (Potential)	
England & Wales		England & Wales	

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