



15 Hollis Way, Southwick, Trowbridge, BA14 9PH

Guide Price £300,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 2
Bathrooms: 1
Receptions: 2

Nestled within a leafy development in Southwick, this beautifully presented detached bungalow has been lovingly renovated by its current owners, offering stylish and well-proportioned accommodation.

The entrance hall leads to a bright sitting room with wooden flooring and a charming wood-effect electric stove, while the spacious kitchen/dining room features a breakfast bar, ample storage and worktop space, and a range of fitted appliances including a Logic washing machine, Lamona oven, curved extractor, dishwasher and fridge-freezer.

At the rear are two generous double bedrooms, both with fitted wardrobes and pleasant views over the landscaped garden. The second bedroom provides access to a versatile garden room, ideal as a home office. The bedrooms share a modern fully tiled shower room with heated towel rail, sink, WC and window, with space to accommodate a bath if remodelled.

Outside, the property benefits from generous, level and private landscaped gardens with a desirable south/south-east orientation, several patio seating areas, lawn, mature borders and secure gated side access. Additional features include outside lighting, tap and wooden shed. To the front, ample tandem-style private parking accommodates several vehicles and leads to a single garage with power, lighting and side access.



The property enjoys a convenient position within the village of Southwick, with a good range of amenities close at hand. Within approximately half a mile are Southwick Church of England Primary School, a children's play area, playing fields, village hall with sports and social club, together with local churches, eateries, bus stops, a convenience store, Post Office and the Farmhouse Inn. Within approximately one mile, the amenities extend to Southwick Country Park and Hope Nature Centre, providing attractive countryside, walking routes and outdoor pursuits, together with additional childcare facilities, recreation grounds and Trowbridge Sports Centre. The wider amenities of Trowbridge, including further shopping, cinema and leisure complexes, healthcare centres, a range of educational facilities and transport links (including the all-important Trowbridge railway station), are also readily accessible by road.

Additional Information

Tenure: Freehold Detached Bungalow

Council Tax Band: C

Current EPC Rating: E (54)

Potential EPC Rating: B (87)

Services:

Mains gas radiator central heating.

Mains electricity supply.

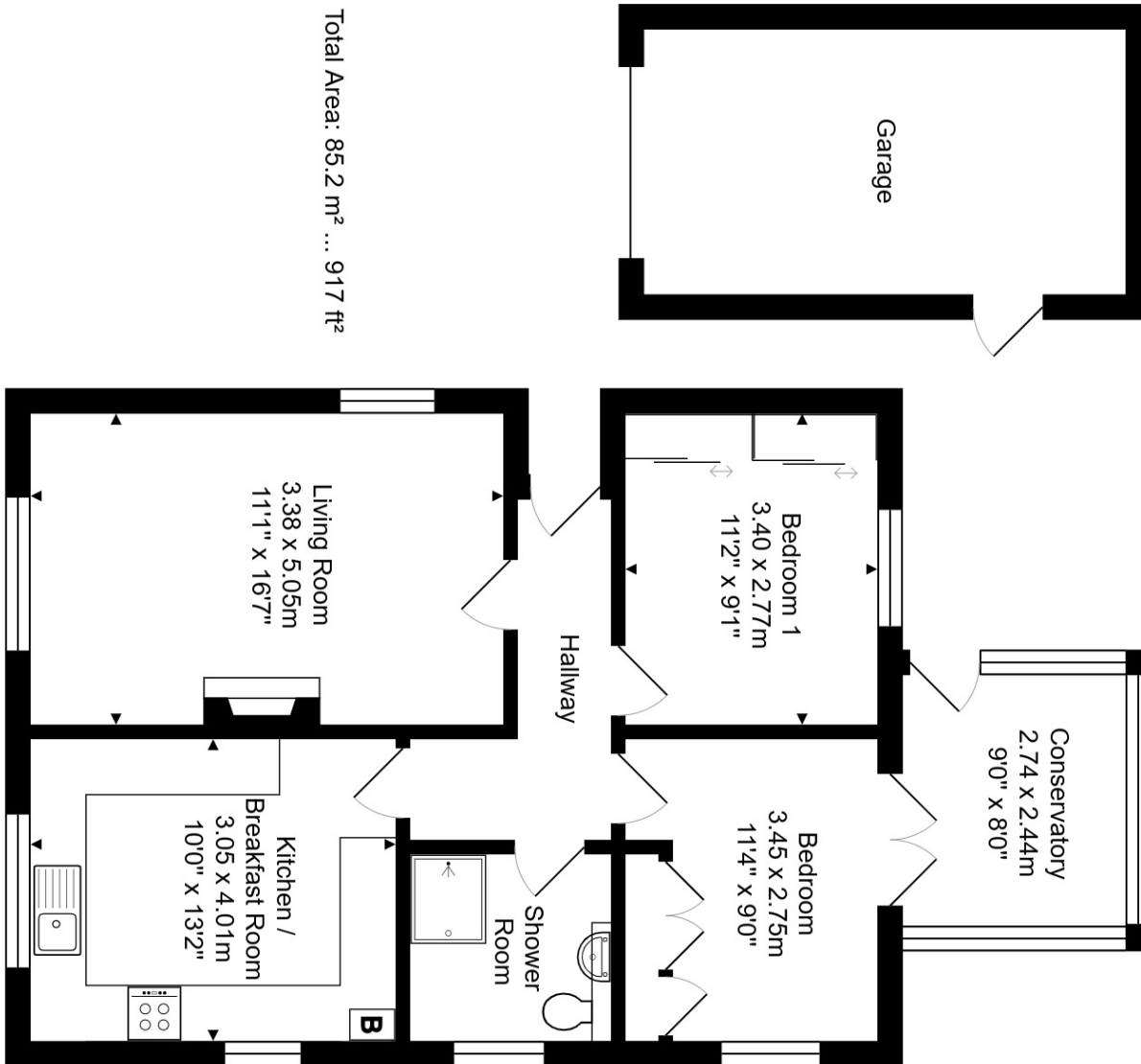
Mains water supply.

Mains drainage.

Double glazing throughout.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.





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 purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epccassessments.co.uk

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