



19 Southview Road, Trowbridge, BA14 0PY
Guide Price £280,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 3 (Plus Downstairs Office)
Bathrooms: 2
Receptions: 2 (Plus Kitchen/Breakfast)

A recently added porch, and a hallway with storage for coats and shoes, welcome you into this energy efficient home. On the right, a bright sitting room is centred around a cosy wood-burning stove which produces a 5KW output, also benefitting from useful understairs storage. Leading through from the sitting room, a well-appointed kitchen/breakfast room, remodelled in 2019, features a five-ring gas hob and ample preparation space.

At the rear of the house, a versatile conservatory with a recently insulated roof and floor serves perfectly as a useable dining room or a bright playroom.

A single-storey side extension built in 2017 encapsulates a separate study which provides a quiet area for work or hobbies, complemented by a useful utility area which offers the space, power, and plumbing for both a washing machine and tumble drier, with ample additional storage and preparation space.

Also forming part of this smart ground-floor extension is a sizeable shower room which comes quipped with a large walk-in shower enclosure, further to the W.C, heated bathroom cabinet with shaver point and extractor, sink, and heated towel rail. This shower room benefits from plenty of natural light and also showcases cosy underfloor heating.

Upstairs, three well-proportioned bedrooms are served by a family bathroom equipped with a bath and shower over, sink, W.C, and heated towel rail. Atop the roof space, privately owned solar panels produce 3.6KWH PV and feed into a new inverter (circa 2023), complete with an extended warranty (2033) and a 15KW solar battery system fitted in 2025. New owners can benefit from a transferrable feed-in tariff which presently generates approximately £850 of income for the household per annum.



Outside, an attractive landscaped front garden can be found adjacent to ample private driveway parking for several vehicles, complete with an EV charging point and leading to a single garage with light, power, and an electric remote roller garage door. The rear garden is level and enclosed, enjoying a desirable South/South-East facing aspect, perfect for outdoor relaxation and entertaining on the various patio areas. There is a neat area of lawn, and a secure wooden shed for garden tools.

This home sits within a family-friendly area on the southern side of town, within level walking distance of protected open fields, a play park and Biss Meadows Nature Reserve. Trowbridge provides extensive retail, commercial and leisure facilities, alongside a thriving programme of festivals, family events, and parks. A new leisure centre with swimming pool and gym is currently under construction. The railway station is 1.5 miles away, with regular services to Bath, Bristol, Salisbury and Southampton, plus an indirect London service. Westbury station, around 15 minutes by car, offers direct trains to London. The A350 and A36 are easily accessible, with Junction 17 of the M4 around 30 minutes away. Nearby Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles) provide plenty of opportunities for leisure.

Additional Information

Tenure: Freehold Semi-Detached House

Council Tax Band: C

Current EPC Rating: A (93)

Potential EPC Rating: A (94)

Services: Mains gas radiator central heating.

Working wood-burning stove. Electric

Underfloor Heating. Privately Owned Solar

Panels With Battery. Mains drainage. Mains

water supply. Mains electricity supply. Double

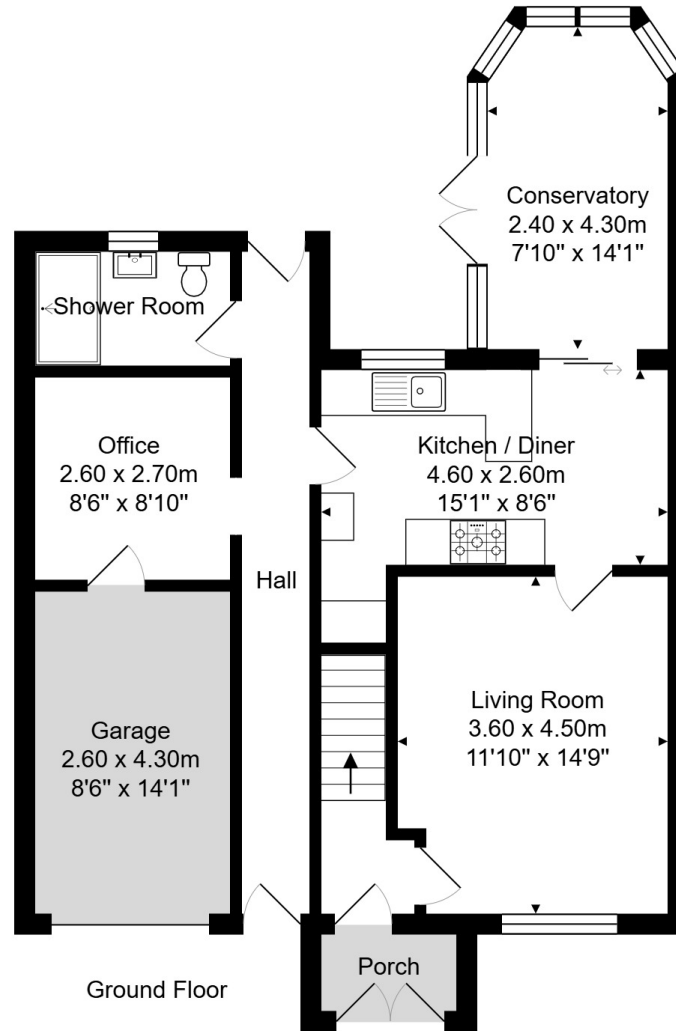
glazing throughout.

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.



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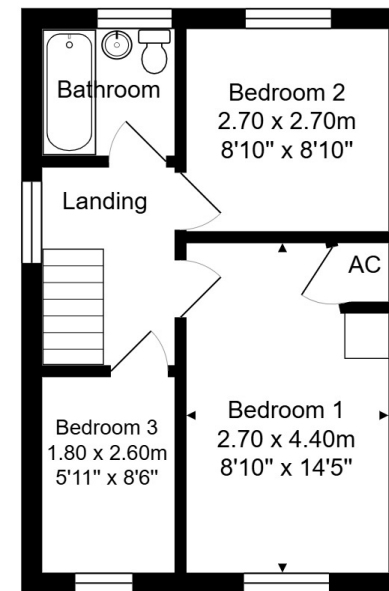
PROPERTIES



Main House Area: 94 m2 1014 ft2

Garage Area: 11 m2 119 ft2

Total Area: 105.0 m² ... 1130 ft² (excluding porch)



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.
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