



**4 Court Mills Polebarn Road,
Trowbridge, Wiltshire BA14 7EG**



£260,000

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Stunning Conversion - Grade II Listed - Many Features - Views To Park - Circa 1848 - Parking - Gardens - High End Specification - Reservations Being Taken - Book Your Viewing - Gas Central Heating

Description

Converted by the established developer 'CMPR Developments' into seven separate dwellings is this stunning former Woolen Mill known as 'Court Mills' is located within a striking position adjoining the town park. Each property has its own individuality as care and attention has been taken to transform this period Grade II listed building into beautiful homes with quality fittings. Accommodation is arranged over three floors with either three or four bedrooms and each master bedroom with have an en-suite shower room. The grounds to the front will be landscaped with a bin storage area and each property will have two allocated parking spaces. There a rear gardens which immediately adjoin the beautiful grounds of the town park.

Cloakroom

With low flush w/c, hand wash basin and radiator.

Open Plan Living / Dining / Kitchen Area

18'4 x 17'3 approx (5.59m x 5.26m approx)

With modern fitted kitchen and wooden working surfaces. With built in fridge freezer, stainless steel sink and drainer and four ring hob with electric oven under. There is also glazed window to front and rear with door to rear garden and 'Karndean' vinyl flooring across the ground floor.

First Floor Landing

With glazed window to rear elevation, radiator and fitted carpet.

Family Bathroom

9'4 x 5'3 (2.84m x 1.60m)

With three piece white suite comprising of low flush w/c, hand wash basin and bath with shower over. 'Karndean' vinyl flooring and ceiling down lighters.

Bedroom One

14'8 x 11'4 (4.47m x 3.45m)

With glazed windows to front, power points and radiator.



En-Suite Shower Room

5'8 x 5'4 (1.73m x 1.63m)

With shower cubicle, low flush w/c, hand wash basin and glazed window to front.

Second Floor Landing

With glazed window to front and fitted carpet.



Bedroom Two

20'7 max 14'5 x 10 approx (6.27m max 4.39m x 3.05m approx)

With glazed window to rear, power points and radiator. The view from this room overlooks the town park.



Bedroom Three

12'5 x 9 approx (3.78m x 2.74m approx)

With power points, radiator and glazed window to front.

dkresidential@btconnect.com

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

Estimated Completion

These homes are estimated to be ready May 2019.

Help To Buy Scheme

Subject to terms and conditions

Entertainment / Shopping

St. Stephens Place opened in 2013 and is home to Odeon Cinema, Costa Coffee and many more restaurants and bars. Trowbridge Town Centre provides a range of shops and other businesses for all your everyday needs. Always recognised as a traditional market town, a weekly market is held in Fore Street every Wednesday, and a farmers' market every second and last Friday of every month. Supermarkets include Marks and Spencers, Tesco, Sainsbury's, ASDA, Aldi and Lidl.

Transport

The station offers two platforms and these are on the Wessex mainline between Bradford On Avon and Westbury. Services from Trowbridge join the Western Main Line at Bath / Chippenham. The nearest airport is Bristol Airport which is 30 miles west.

History

Built in approximately 1848, this old Woollen Mill ceased trading in 1967. Since that time, it has had various uses as offices and a youth centre but has remained redundant for a number of years.

Tenure

Freehold

Services

All mains services are connected.

Service Charge

There will be a small yearly service charge for upkeep of the communal areas.

Reservation Fee

There is a reservation fee of £1000 per plot which will be taken off the asking price.
For buyers using the help to buy scheme, the reservation fee is £500.

Disclaimer

Illustrations of this development are to show an impression of typical elevations and each actual plots brick / material finish etc.. may vary from the actual build and are presented to provide a visual only. The image information is for guidance and does not form part of any contract or constitute a warranty. All room sizes are approximate and should not be taken as exact measurements as they may vary. Please consult the sales team for more information.

Building Warranty

There is a 10 year building warranty from ICW.

Ref DHPlot4141118



Gardens

17'7 ft long x 21 ft wide approx (5.36m ft long x 6.40m ft wide approx)

There will be landscaped, laid to lawn rear gardens which adjoin the town park.

Stamp Duty Payable

Based on a purchase price of £260,000.

Home mover £3,000.00

Second home/investment purchase £10,800.00

First time buyer £0.00

Council Tax Band

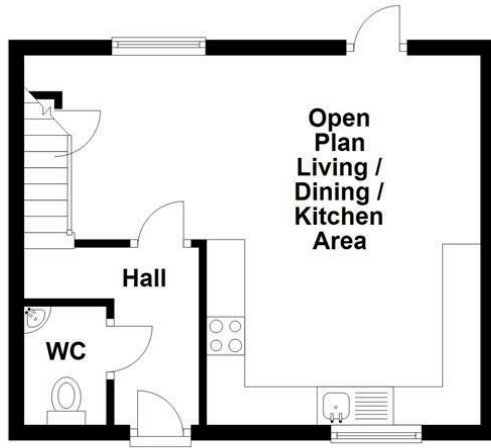
TBC

Viewing Arrangements

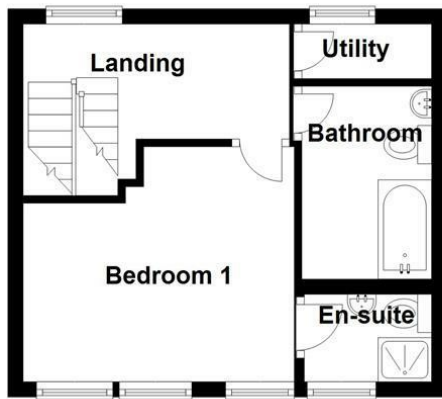
By appointment with DK Residential 01225 759123



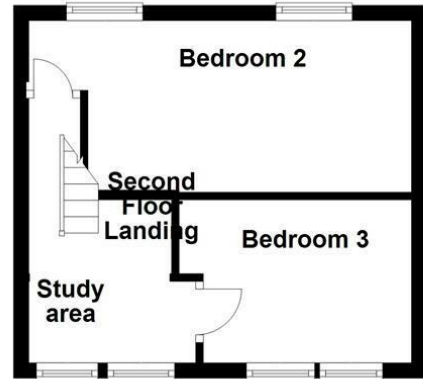
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A B C D E F G	 A B C D E F G
England & Wales	England & Wales

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