



Connells

The Stables Hoopers Pool
Southwick Trowbridge

The Stables Hoopers Pool Southwick Trowbridge BA14 9NG

for sale guide price
£325,000



Property Description

Situated along the sought-after road between Southwick and Rode, this spacious and versatile detached chalet bungalow offers an excellent opportunity for multi-generational living, investment potential, or further enhancement (subject to the necessary planning permissions).

The property has been thoughtfully extended by the current vendors to provide generous and flexible accommodation arranged over two floors.

Internally, the home comprises two well-proportioned reception areas, ideal for both everyday family living and entertaining, alongside a practical utility room.

There are four bedrooms, offering adaptable space for family members, guest accommodation or home working, complemented by two bathrooms. In addition, a substantial attic storage area provides valuable extra space with potential for conversion, subject to the relevant consents.

A particular feature of the property is the detached annex, offering independent living accommodation ideal for relatives, guests or potential rental income. Externally, the property enjoys a generous plot with open outlooks, bordered by neighbouring farmland, creating a semi-rural feel while remaining conveniently located for nearby amenities.

Overall, this is a rare opportunity to acquire a property with significant scope for further improvement and personalisation in a desirable countryside setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Door & window to front aspect. Stairs rising to first floor. Good size area offering multiple uses. Open access to Kitchen / Family Room and Inner Hall.

Kitchen / Family Room

Windows to side aspect & french doors to rear aspect. Doors to Inner Hall & Utility Room.

Kitchen area comprising comprehensive range of wall, base & drawer units with blockwood effect work surfaces and part tiled walls. Inset double bowl white ceramic Belfast style sink with cupboards under. Built in oven and inset hob with cookerhood over and splashback behind. Integrated appliances. Space for fridge freezer. Continuation of units & work tops to create eating / seating area. Open access to Lounge / Family Space. Feature floor.

Continuation of feature floor to Lounge and being open to Kitchen.

Utility Room

Comprising base units with work surface over and inset sink & drainer. Space for appliances. Door to outside.

Inner Hall

Doors to Bathroom & Bedroom Four.

Bedroom Four

Window to front aspect.

Bathroom

Window to side. Suite comprising bath, wash hand basin and low level wc.

Inner Hall

Doors to Bedroom One & Family Bathroom.

First Floor Landing

Doors to Bedrooms Two & Three.

Bedroom Two

Window to side aspect.

Bedroom Three

Window to side aspect. Door to attic storage room.

Annex

Separate detached annex accommodation comprises generous open plan living / kitchen space, shower room [not finished] and bedroom. French doors to court yard and windows to other side. Door at end. Fencing surrounds with gravel & gate.

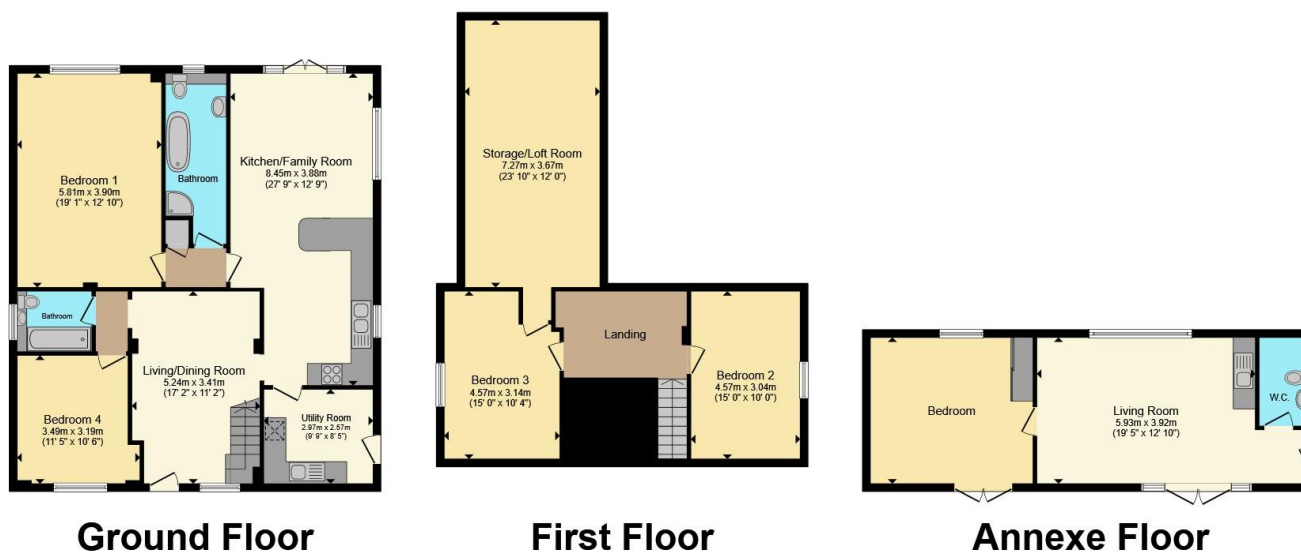
Grounds

Double wooden gates lead to a large area laid to hardstanding, providing ample off road parking space, if required. Inner railings & gate provide access to property and annex. Further gated access to annex. Covered pergola / seating area. Gravelled area. Fenced to boundary. Mature hedging to the side of hardstanding bordering the road.









Total floor area 226.7 m² (2,441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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11 Fore Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWB308008



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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