



📍 58 Little Marsh, Semington, Trowbridge, BA14 6JE

🏠 Guide Price £250,000

A well presented two bedroom, period house, which is situated in this popular location offering two reception rooms, a modern kitchen and a private back garden.

- Edge of Village Location
- Two Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Modern Kitchen
- Stylish Bathroom
- Front and Rear Garden
- Vendor Suited

🏡 Freehold

📊 EPC Rating E



A well presented end of terrace, period house with rear garden, pleasantly situated in the popular village of Semington, close to a primary school and canal walks.

The accommodation is thoughtfully arranged over two floors and offers a well-balanced layout. An inviting entrance porch leads through to two reception rooms, centred around a striking fireplace housing a wood burning stove that creates an attractive focal point. To one side, the spacious sitting room benefits from double doors opening directly onto the rear garden, allowing for plenty of natural light. To the opposite side, the dining room provides ample room for a family dining table, making it perfect for both everyday living and entertaining. Leading from the dining room is a well-presented kitchen, fitted with a range of wall and base units and offering space for essential appliances, including a washing machine and tumble dryer. To the rear, the property features a beautifully finished bathroom, complete with a modern P-shaped bath, shower screen, and overhead shower.

Upstairs, there are two bedrooms, with the principal bedroom benefiting from fitted cupboards along one wall, providing excellent storage.

Externally, the property enjoys an enclosed front garden, while the private rear garden is a particular highlight. A patio area, accessed directly from the sitting room, creates an ideal setting for outdoor dining and entertaining. This leads onto a lawn bordered by flower beds, along with a generously sized shed offering ample storage.

Situation

The property occupies a wonderful position on the outskirts of the village. The village itself has an excellent primary school, church and village hall with bar and skittle alley. The house enjoys easy access to open countryside walks as well as strolls along the famous Kennet and Avon Canal. The nearby county town of Trowbridge is only four miles away and offers three secondary schools, shopping centres, two leisure centres, a train station, whilst the world heritage city of Bath is only 15 miles away and offers more comprehensive facilities. There are excellent private schools including King Edwards, Prior Park and Monkton Combe in Bath, and the well respected Daunstey's School in West Lavington. The mainline train stations of Westbury (7 miles) and Chippenham (10 miles) offer links to London Paddington. A useful website for Semington is: <http://www.semington-village.co.uk/semington-village-hall>.

Property Information

Tenure: Freehold

Council Tax: Band B

EPC Rating: E

Services: Mains water, electricity

Gas central heating (LPG)





Approx. Gross Internal Area *
66.24 M² - 713 Ft²

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