



📍 43 The Tannery, Holt, Trowbridge, Wiltshire, BA14 6HS

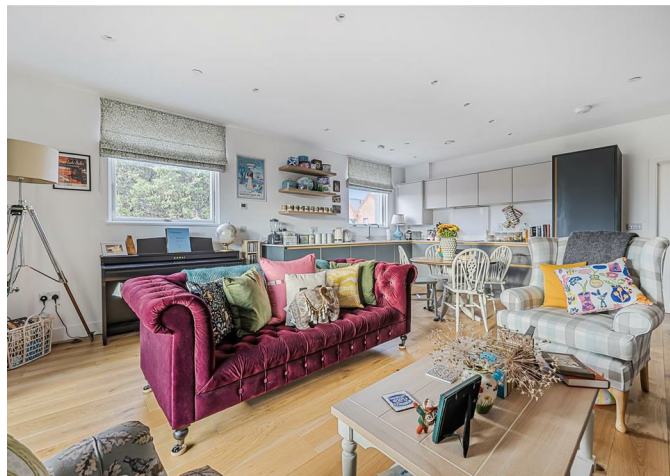
🏠 Guide Price £260,000

A beautifully presented, two bedroom, first floor apartment with private balcony seating area and allocated parking space, which forms part of an exclusive development, built by the highly regarded Stonewood Homes, in the heart of the sought after village of Holt.

- Contemporary, High Specification, First Floor Apartment
- Two Bedrooms
- Stunning, Open Plan Sitting/Dining Room/Kitchen
- Fabulous Kitchen With Corian Worktops & Integrated Appliances
- Private, Covered Balcony Seating Area
- Underfloor Heating
- Wonderful, Countryside Views
- Allocated Parking Space
- Close To Amenities
- Sought After Village Location

🏠 Leasehold

🏠 EPC Rating B



A beautifully presented, first floor apartment, which forms part of an exclusive development, built by the highly regarded Stonewood Homes, in the heart of the sought after village of Holt. The property benefits from double glazing, underfloor heating, contemporary kitchen with integrated appliances, engineered oak flooring, private balcony seating area, allocated parking, bike store and wonderful views to the rear over neighbouring countryside.

The property offers excellent accommodation comprising; communal entrance hall, private hall with storage cupboards, stunning open plan sitting/dining room/kitchen with engineered oak flooring, contemporary units with Corian worktop space over and integrated Neff appliances (dishwasher, fridge/freezer, oven, induction hob and washing machine) and sliding glazed door opening onto a covered balcony seating area which enjoys breath taking, countryside views, dual aspect principle bedroom with built in cupboard, further bedroom with built in cupboard and a superb bathroom with contemporary white suite.

Allocated parking space which is situated in the car park, next to the building.

#### **Situation**

The village of Holt has an excellent community atmosphere and is conveniently situated approximately 3 miles from Melksham, Trowbridge and Bradford on Avon. Village amenities include a general store, churches, public houses, primary school and recreational facilities. Situated within the village are two national trust properties, The Courts and Chalfield Manor. The further facilities of Bradford on Avon are within easy reach and include shops, public houses, public library, indoor swimming pool and railway station. The Georgian City of Bath is just c.12 miles distant which provides a thriving cosmopolitan retail centre with many fine restaurants and wine bars, The Theatre Royal, excellent sporting facilities and also a main line railway station providing direct access to Bristol and London Paddington.

#### **Property Information**

Council Tax Band: B

Leasehold - 999 year lease starting on 1st January 2022.

Mains Services

Double Glazing & Underfloor Heating

EPC Rating; B

Service Charge: Approximately £1,661.42 per annum

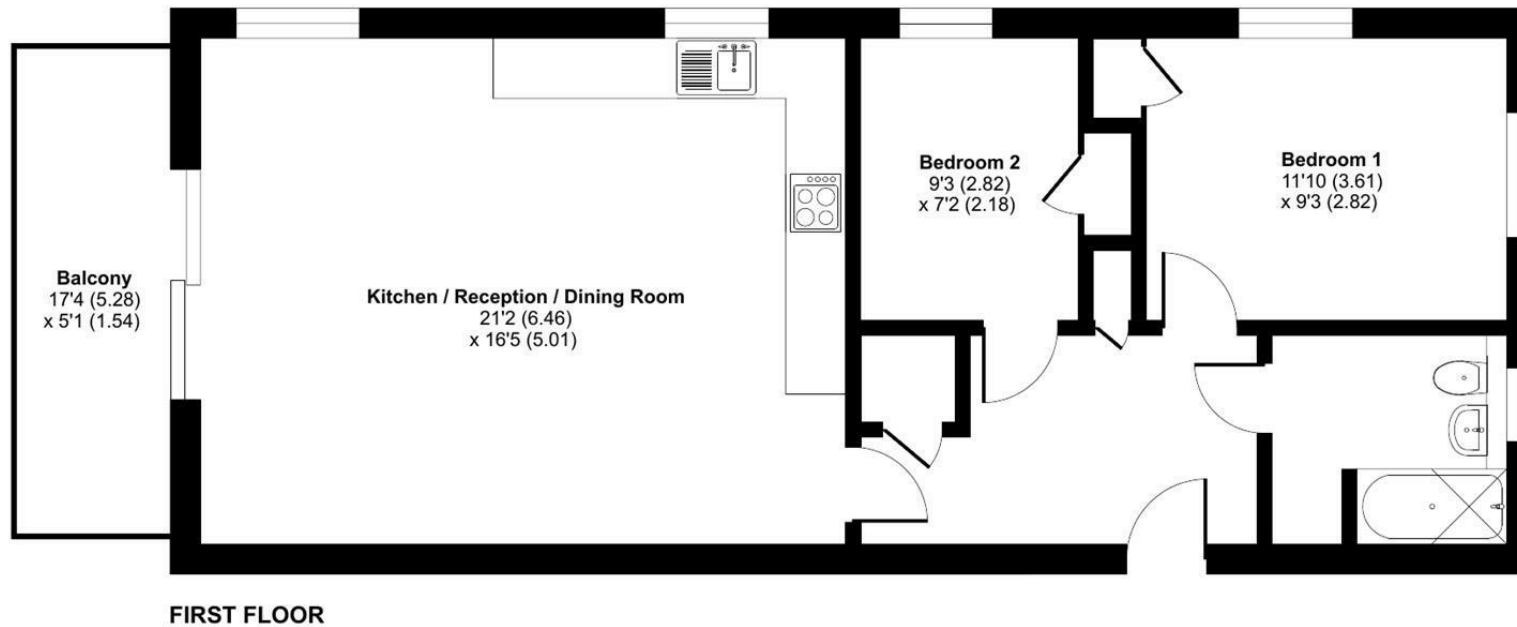
Ground Rent: Peppercorn



## The Tannery, Holt, Trowbridge, BA14

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1372023

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