

Wrights



36 Delamere Road
Trowbridge BA14 8ST

Monthly Rental Of £1,150



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious detached bungalow

Three bedrooms

Kitchen/Dining Room

Detached garage

Situated on the desirable Delamere Road

Furnished

Driveway parking for several vehicles

Large private rear garden

This furnished detached three bedroom bungalow is situated on the desirable Delamere Road, within easy reach of Trowbridge town centre. The property offers many features including a spacious kitchen/dining room, driveway parking for several vehicles, a detached garage and a large private rear garden. Available from mid February.

The property comprises

Entrance Porch

With PVCu double doors and tiled flooring.

Hallway

With wood flooring, radiator and storage cupboard.

Lounge 14' 4" x 11' 0" (4.38m x 3.35m)

With radiator and PVCu double glazed window to the front.

Dining Room 12' 11" x 9' 0" (3.94m x 2.74m)

With wood flooring, radiator and PVCu double glazed window to the side. Open plan into kitchen.

Kitchen 12' 9" x 9' 0" (3.88m x 2.74m)

With a range of eye level and base units, worktops with tiled splash backs, inset one and a half bowl sink/drain unit, integrated eye level double oven, ceramic hob with extractor hood over, washing machine, integrated fridge with freezer compartment, radiator, PVCu double glazed windows to the side and rear and PVCu door to the side.

Bedroom 1 9' 10" x 11' 10" (3.00m x 3.61m)

With wood flooring, built in wardrobes, radiator and PVCu double glazed windows to the side and rear.

Bedroom 2 11' 6" x 7' 9" (3.50m x 2.36m)

With wood flooring, radiator and PVCu double glazed window to the front.

Bedroom 3 8' 0" x 7' 0" (2.45m x 2.13m)

With wood flooring, radiator, built in wardrobe and PVCu double glazed windows to the front and side.

Shower Room

With white suite comprising double shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, heated towel rail, cupboard housing gas boiler, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

The property offers driveway parking for up to six vehicles.

Garage 19' 8" x 9' 8" (6.00m x 2.95m)

With electric up and over door, power, light, window to the rear and side door to the garden.

To the rear

The large enclosed rear garden offers a good degree of privacy, with a spacious patio seating area, an area laid to lawn, storage shed and summer house. A gate provides access to the front of the property and there is a side door into the garage.

Council tax

The property is currently in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 76.6 sq. metres (824.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.8 sq. feet)