

# Wrights



**Corbin Road**  
Trowbridge BA14 7FN

**Monthly Rental Of £975**



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**Two bedroom detached coach house**

**Two double bedrooms**

**PVCu double heating**

**Off road parking**

**Lounge/diner**

**Gas central heating**

**Garage**

**Enclosed rear garden**

**This spacious and well presented two bedroom detached coach house is situated in the sought after Paxcroft Mead development on the outskirts of Trowbridge. Features include a lounge/diner, two double bedrooms, gas central heating, PVCu double glazing, garage, off road parking and an enclosed rear garden. Available from late March, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With radiator and stairs to the first floor.

#### **Landing**

#### **Lounge/Diner** *17' 8" x 10' 11" (5.39m x 3.33m) max*

With two radiators and PVCu double glazed windows to the front and rear.

#### **Kitchen** *11' 1" x 6' 10" (3.38m x 2.08m)*

With a range of eye level and base units, one and a half bowl sink/drain unit, integrated electric oven and four ring gas hob with extractor hood over, freestanding fridge/freezer, space for washing machine, extractor fan and PVCu double glazed window to the rear.

#### **Bedroom 1** *11' 1" x 9' 3" (3.38m x 2.83m)*

With radiator, built in wardrobe and PVCu double glazed window to the front.

#### **Bedroom 2** *11' 1" x 6' 9" (3.38m x 2.07m)*

With radiator, built in wardrobe and PVCu double glazed window to the rear.

#### **Bathroom**

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

### **Externally**

#### **To the front**

Parking for one vehicle in front of the garage.

#### **Garage**

With up and over door to the front, power and light.

#### **To the rear**

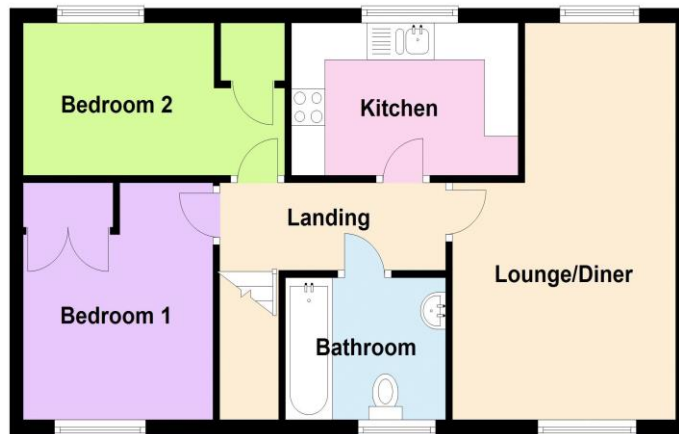
The enclosed rear garden offers an area laid to lawn as well as areas laid to gravel, decking and patio. A gate provides access to the front.





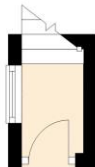
### First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



### Ground Floor

Approx. 1.3 sq. metres (14.0 sq. feet)



Total area: approx. 53.2 sq. metres (572.7 sq. feet)