



**2 Bell Heather Close**  
Trowbridge BA14 8TY

**Monthly Rental Of £950**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Two bedroom detached coach house**

**Spacious lounge/diner**

**Modern electric heating**

**Off road parking**

**Situated in the desirable Staverton Marina area**

**PVCu double glazing**

**Large garage**

**Available early April**

**This two bedroom detached coach house is situated in the desirable Staverton Marina area. Features include a spacious lounge/diner, modern kitchen, two well proportioned bedrooms, bathroom with shower over the bath, PVCu double glazing, modern electric heating, a large garage and off parking in front. Available from early April, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance Hall**

With PVCu double glazed front door, PVCu double glazed window to the side and stairs to the first floor.

##### **First Floor**

##### **Landing**

With wall mounted electric heater and loft hatch.

##### **Lounge/Diner** *17' 9" x 11' 7" (5.42m x 3.52m) max*

With wall mounted electric heater, television point, PVCu double glazed window to the front and velux window to the rear.

##### **Kitchen** *6' 9" x 10' 2" (2.07m x 3.11m)*

With a range of eye level and base units, rolled worktops with tiled splashbacks, integrated oven, hob with extractor hood over, one and a half bowl sink/drain, space for washing machine, dishwasher and fridge freezer, wall mounted electric heater and velux window to the rear.

##### **Bathroom** *6' 4" x 7' 5" (1.93m x 2.25m)*

With white suite comprising bath with shower attachment, pedestal hand basin, low level w.c., heated towel rail and obscured PVCu double glazed window to the front.

##### **Bedroom 1** *11' 1" x 9' 3" (3.38m x 2.82m)*

With wall mounted electric heater, linen cupboard, built in wardrobe and PVCu double glazed window to the front.

##### **Bedroom 2** *6' 9" x 12' 9" (2.07m x 3.88m)*

With airing cupboard, wall mounted electric heater and velux window to the rear.

##### **Garage and parking** *18' 3" x 12' 7" (5.56m x 3.84m)*

Larger than average with up and over door to the front, storage cupboard, water tap, power and lighting. Parking space for one vehicle in front.

##### **Council tax**

The property is in council tax band B.

##### **Energy Performance**

The current EPC rating is E (54)

##### **Services**

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

##### **Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

##### **Mobile phone coverage**

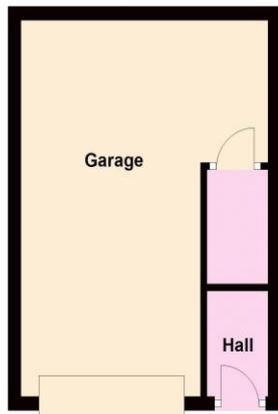
Outdoor coverage is likely - source Ofcom.

##### **Disclaimer**

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



Ground Floor



First Floor

