



## 12 Stokehill

Trowbridge BA14 7TJ

**Monthly Rental Of £975**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Two bedroom terraced house**

**PVCu double glazing**

**Enclosed rear garden**

**Unfurnished**

**Situated within the popular Paxcroft Mead area**

**Gas central heating**

**Allocated parking for three vehicles**

**Available from early April**

**This spacious two bedroom terraced property is situated on a cul-de-sac within the popular Paxcroft Mead development on the outskirts of Trowbridge. The property comprises a spacious lounge, kitchen/diner, two double bedrooms and shower room. Further features include gas central heating, PVCu double glazing, allocated parking for three vehicles and an enclosed South West facing garden. The property is available from early April, unfurnished.**

### **The property comprises**

#### **Ground Floor**

**Lounge** *13' 3" x 14' 0" (4.05m x 4.26m) max*

With wood laminate flooring, double panel radiator, electric fire, television point, stairs to the first floor with storage cupboard under and PVCu double glazed window to the front.

**Kitchen/Diner** *8' 2" x 14' 0" (2.49m x 4.26m)*

With a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven and four ring gas hob with extractor hood over, space for fridge freezer and washing machine, double panel radiator, PVCu double glazed window to the rear and PVCu double glazed french doors to the rear garden.

#### **First Floor**

#### **Landing**

**Bedroom 1** *10' 7" x 11' 7" (3.23m x 3.54m)*

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

**Bedroom 2** *9' 11" x 8' 1" (3.01m x 2.46m) max*

With radiator and PVCu double glazed window to the rear.

#### **Shower Room**

With suite comprising shower enclosure with electric shower, low level w.c, hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the rear.

### **Externally**

#### **To the front**

Driveway parking for one vehicle.

#### **To the rear**

Private enclosed garden laid to lawn with a patio seating area.

#### **Council tax**

The property is in council tax band C.

#### **Energy Performance**

The current EPC rating is D (66)

#### **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 broadband is available (source - Ofcom)  
Predicted maximum download speed - 10000Mbps

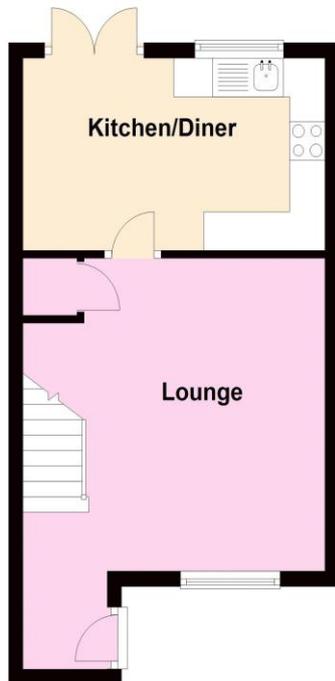
#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



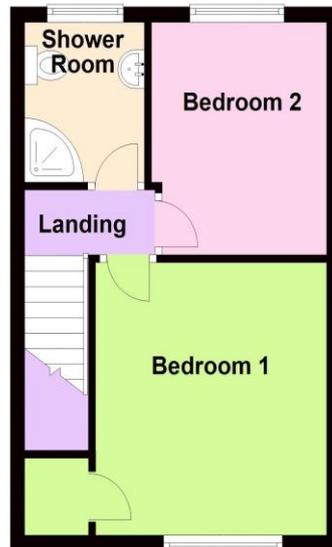
### Ground Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



### First Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



Total area: approx. 58.1 sq. metres (625.1 sq. feet)