



**31 Bremeridge Road**  
Westbury BA13 3UD

**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 end of terrace property**

**Gas central heating**

**Two well proportioned bedrooms**

**Enclosed side and rear garden**

**Cul-de-sac location**

**PVCu double glazing**

**Spacious bathroom with shower over the bath**

**Driveway parking for one vehicle**

**This two bedroom end of terrace property is situated at the end of a cul-de-sac on the outskirts of Westbury. The accommodation comprises an entrance porch, lounge, kitchen/diner, two well proportioned bedrooms and a spacious bathroom with shower over the bath. Features include gas central heating, PVCu double glazing, solar panels, an enclosed garden to the rear and side of the property and driveway parking for one vehicle. Available immediately, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance Porch**

With composite front door.

##### **Lounge** *13' 8" x 11' 10" (4.16m x 3.61m)*

With two wall mounted electric heaters and PVCu double glazed window to the front.

##### **Kitchen/Diner** *13' 9" x 9' 7" (4.18m x 2.92m)*

With a range of base units, worktops with tiled splash backs, integrated electric oven and hob with extractor hood over, optional freestanding washing machine, integrated dishwasher, space for fridge/freezer, PVCu double glazed window to the rear and PVCu French doors opening onto the rear garden.

#### **First Floor**

##### **Landing**

With wall mounted electric heater.

##### **Bedroom 1** *10' 5" x 10' 3" (3.18m x 3.12m)*

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

##### **Bedroom 2** *7' 3" x 11' 1" (2.22m x 3.38m)*

With PVCu double glazed window to the rear.

##### **Bathroom**

With white suite comprising bath with rainfall shower, W.C and hand basin with vanity unit, and obscured PVCu double glazed window to the rear.

### **Externally**

#### **Garden**

Externally, the property benefits from a low maintenance, tiered rear garden, with paved terrace and steps leading down to an area laid to lawn. To the side of the property is a gravelled area with two garden sheds and a gate providing access to the driveway.

#### **Parking**

Off road parking for one vehicle to the side of the property.

#### **Council tax**

The property is currently in council tax band B.

#### **EPC rating**

The current EPC rating is D (58)

#### **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 - 1000Mbps

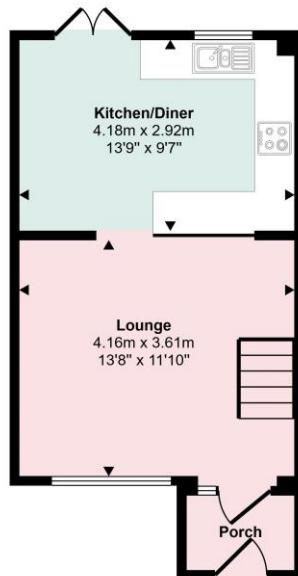
#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

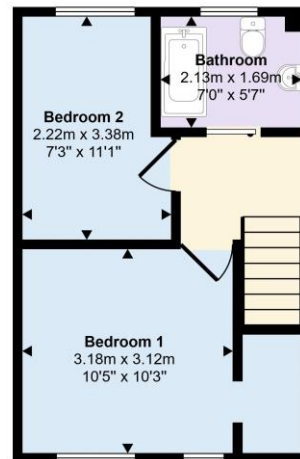




Approx Gross Internal Area  
58 sq m / 625 sq ft



**Ground Floor**  
Approx 30 sq m / 324 sq ft



**First Floor**  
Approx 28 sq m / 302 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.