

Wrights



28 Newtown
Trowbridge BA14 0BA

Monthly Rental Of £1,100



Four double bedroom home	Exceptionally spacious
Three reception rooms	Three bathrooms
Gas central heating	PVCu double glazing
Enclosed courtyard garden	Situated within easy reach of Trowbridge town centre and railway station

This exceptionally spacious four bedroom home is situated within easy reach of Trowbridge town centre and railway station. Features include three spacious reception rooms, four double bedrooms, family bathroom, en-suite shower room to master bedroom and additional W.C, gas central heating, PVCu double glazing and an enclosed courtyard garden. On road parking (non allocated). Available from early January, unfurnished/part furnished.

The property comprises

Hallway

With wooden front door, wood flooring, radiator and exposed ceiling beams.

Lounge 14' 11" x 12' 0" (4.54m x 3.66m)

With wood flooring, radiator, feature wood burning stove, exposed ceiling beams and PVCu double glazed window to the front with wooden shutters.

Dining Room 19' 2" x 9' 10" (5.85m x 2.99m)

With wood flooring, radiator, large storage cupboard/pantry under the stairs and sliding patio doors to the rear garden.

Kitchen 20' 4" x 5' 6" (6.20m x 1.67m)

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drainer unit, range cooker with extractor hood over, freestanding fridge, washing machine and microwave, radiator and two PVCu double glazed windows to the side.

Rear Hall/Utility

With tiled floor, radiator, freestanding freezer, PVCu double glazed window to the side and PVCu back door.

First Floor

Landing

With stairs to the second floor.

Bedroom 2 13' 3" x 10' 11" (4.03m x 3.33m) max

With radiator, feature exposed brick wall, exposed ceiling beams and PVCu double glazed window to the front.

Bedroom 3 12' 11" x 8' 0" (3.93m x 2.43m)

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

Exceptionally spacious

Three bathrooms

PVCu double glazing

Situated within easy reach of Trowbridge town centre and railway station

Bedroom 4 10' 0" x 9' 11" (3.05m x 3.02m)

With radiator, exposed ceiling beams and PVCu double glazed window to the rear.

En-suite

With W.C, hand basin, extractor fan and obscured PVCu double glazed window to the rear.

Family Bathroom

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

Second floor

Living Room 19' 4" x 13' 0" (5.89m x 3.97m)

With radiator, exposed ceiling beams, feature fireplace and PVCu double glazed window to the front.

Bedroom 1 13' 9" x 13' 9" (4.19m x 4.18m)

With wood flooring, radiator, exposed ceiling beam and PVCu double glazed window to the rear.

En-suite

With tiled floor, suite comprising shower enclosure with electric shower, W.C and hand basin with vanity unit under, heated towel rail, airing cupboard housing hot water tank and extractor fan.

Externally

The private enclosed rear garden is laid to patio with a gate providing access to the rear.

Council tax

The property is currently in council tax band B.

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.



