

# Wrights



**28 Newtown**  
Trowbridge BA14 0BA

**Monthly Rental Of £1,100**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
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**Four double bedroom home**

**Three reception rooms**

**Gas central heating**

**Enclosed courtyard garden**

**Exceptionally spacious**

**Three bathrooms**

**PVCu double glazing**

**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/drain 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.

#### **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 is 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.





**Ground Floor**  
Approx. 59.1 sq. metres (635.7 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (507.9 sq. feet)



**Second Floor**  
Approx. 43.4 sq. metres (467.3 sq. feet)

