



1 Peel Court Semington Road
Melksham SN12 6DB

Monthly Rental Of £1,400



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Four bedroom town house

Large enclosed rear garden

Downstairs w.c

En-suite

Situated within the village of Semington

Garage with driveway parking in front

Kitchen/breakfast room

Unfurnished

This four bedroom townhouse is situated within easy reach of Melksham town centre. Features include a large enclosed rear garden, garage with driveway parking in front, downstairs w.c, kitchen/breakfast room and an en-suite to the master bedroom. Available from early February, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door, double panel radiator and stairs to the first floor with storage cupboard under.

Cloakroom

With white suite comprising low level w.c and hand basin, double panel radiator, ceiling spotlights and obscured PVCu double glazed window to the side.

Kitchen/Breakfast Room *16' 1" x 7' 4" (4.90m x 2.23m)*

With tiled flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, one and a half bowl sink/drain, integrated electric oven and four ring gas hob with extractor hood over, washing machine and tumble dryer, space for fridge freezer, double panel radiator, ceiling spotlights and PVCu double glazed window to the front.

Lounge *14' 7" x 14' 7" (4.45m x 4.45m)*

With double panel radiator and PVCu double glazed sliding patio doors to the rear.

First Floor

Landing

With stairs to the second floor and PVCu double glazed window to the front.

Bedroom 1 *11' 9" x 14' 7" (3.59m x 4.45m) max*

With double panel radiator and PVCu double glazed window to the rear.

En-suite

With white suite comprising low level w.c, pedestal hand basin and shower enclosure with mains shower, ceiling spotlights and extractor fan.

Bedroom 4 *9' 6" x 7' 5" (2.9m x 2.25m) max*

With double panel radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, low level w.c and pedestal hand basin, double panel radiator, ceiling spotlights and extractor fan.

Second Floor

Landing

Bedroom 2 *8' 10" x 14' 8" (2.69m x 4.46m)*

With double panel radiator and velux window to the rear.

Bedroom 3 *7' 9" x 10' 11" (2.37m x 3.34m) max*

With double panel radiator and velux window to the front.

Externally

To the front

Laid to gravel and wood chippings with a range of shrubs, storage shed and a gate providing access to the rear.

Garage

With power and lighting. Parking for one vehicle in front.

To the rear

With a large enclosed rear garden laid to lawn with a shed, wooden play house and a gate providing access to the front.

Council tax

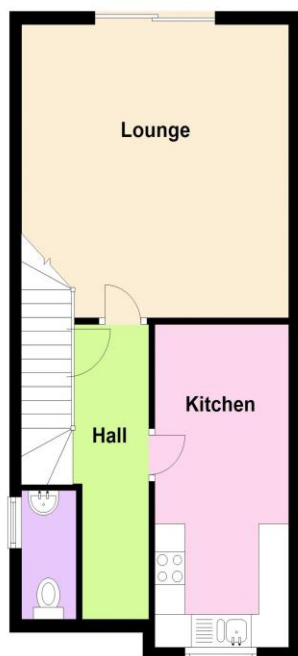
The property is in council tax band C.

EPC rating

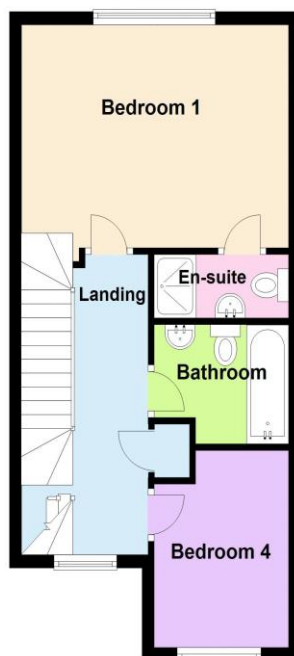
The current EPC rating is C (73)



Ground Floor
Approx. 41.1 sq. metres (442.5 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.6 sq. feet)



Second Floor
Approx. 25.4 sq. metres (273.6 sq. feet)

