

Wrights



2 Dymott Square
Trowbridge BA14 7RW

Monthly Rental Of £950



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Two bedroom cottage

Gas central heating

Kitchen/diner

Allocated covered parking space

Enclosed front garden

Double glazing

Downstairs cloakroom

Unfurnished

This well presented two bedroom cottage is situated on a quiet cul-de-sac within the village of Hilperton. Features include a kitchen/diner, downstairs cloakroom, gas central heating, double glazing, an enclosed front garden and covered allocated parking. Offered unfurnished, from late July.

The property comprises

Ground Floor

Entrance Hall

With radiator.

Cloakroom

With low level W.C and corner hand basin, radiator and double glazed window to the front.

Lounge *14' 8" x 10' 1" (4.48m x 3.07m)*

With radiator, stairs to the first floor and double glazed window to the front.

Kitchen/Diner *14' 9" x 8' 2" (4.49m x 2.49m)*

With a range of eye level and base units, wood laminate worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, breakfast bar, sink/drainage unit, space for fridge/freezer and washing machine, radiator and storage cupboard under the stairs and double glazed window to the rear.

First Floor

Landing

With linen cupboard.

Bedroom 1 *11' 4" x 9' 4" (3.45m x 2.84m)*

With radiator and two Velux windows to the front.

Bedroom 2 *9' 1" x 5' 10" (2.78m x 1.78m)*

With radiator and Velux window to the rear.

Bathroom

With suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator and Velux window to the rear.

Externally

The property comes with an enclosed front garden and covered allocated parking for one vehicle.

Council tax

The property is in council tax band C.

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 - 1000Mbps

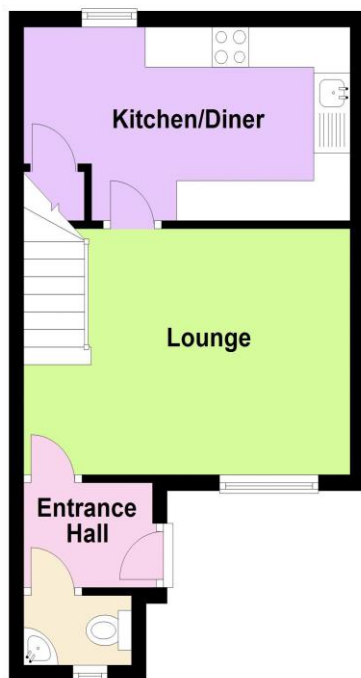
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



Total area: approx. 54.1 sq. metres (581.9 sq. feet)