



**34 Swan Drive**

Trowbridge BA14 8US

**Monthly Rental Of £1,395**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Three bedroom "upside down" house**

**Newly refurbished**

**Stunning views over Staverton Marina to the rear**

**Spacious lounge/diner with balcony**

**Moddern kitchen**

**Newly fitted bathroom**

**Downstairs W.C**

**Enclosed patio overlooking the marina**

This newly refurbished three bedroom upside-down house enjoys stunning views across Staverton Marina and benefits from direct access to scenic canal side walks. The ground floor comprises an entrance hall, downstairs W.C., two bedrooms, and access to a large integrated garage. Upstairs, the property offers a spacious lounge/diner with a balcony overlooking the marina, a modern fitted kitchen, a further spacious bedroom and a newly refurbished bathroom. Externally, the property features driveway parking in front of the garage and an enclosed patio area with direct views over the marina. Available immediately and offered unfurnished.

## **The property comprises**

### **Ground Floor**

#### **Entrance Hall**

With PVCu front door, radiator, stairs to the first floor with storage cupboard under and internal door to the garage.

#### **Garage** *11' 0" x 17' 6" (3.35m x 5.34m) max*

The spacious integrated garage offers power, light, an internal door to the Hallway and up and over door to the front.

#### **Cloakroom**

With white suite comprising close coupled W.C and hand basin with vanity unit, radiator and extractor fan.

#### **Bedroom 1** *9' 10" x 10' 3" (3.00m x 3.13m)*

With built in wardrobe, radiator, large PVCu double glazed window and PVCu door opening onto the patio area overlooking the marina.

#### **Bedroom 3** *7' 6" x 9' 11" (2.28m x 3.01m)*

With radiator and PVCu double glazed window overlooking the marina.

### **First Floor**

#### **Landing**

With linen cupboard fitted with shelving and radiator.

#### **Lounge/Diner** *17' 10" x 12' 2" (5.44m x 3.70m) max*

With two radiators, PVCu double glazed windows overlooking the marina and PVCu door opening onto the balcony.

#### **Kitchen** *8' 1" x 10' 0" (2.47m x 3.04m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, radiator and PVCu double glazed window to the front.

#### **Bedroom 2** *9' 3" x 10' 11" (2.82m x 3.33m)*

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

#### **Bathroom**

With white suite comprising bath with mains rainfall shower over, hand basin with vanity unit and close coupled W.C, radiator and extractor fan.

### **Externally**

#### **To the front**

Driveway parking in front of the garage. Path to the front door.

#### **To the rear**

Enclosed patio area offering stunning views directly over the marina.

#### **Council tax**

The property is in council tax band D.

#### **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.

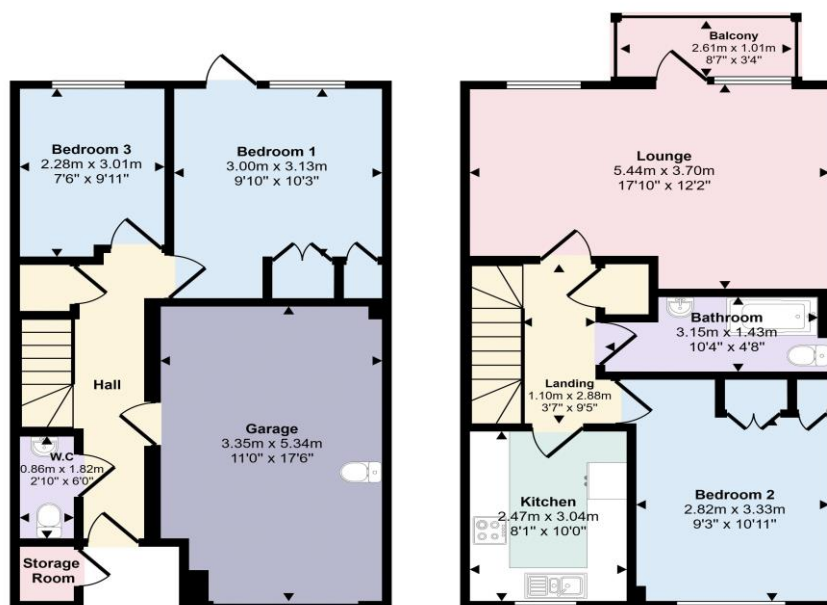
#### **Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps





Approx Gross Internal Area  
100 sq m / 1075 sq ft



Ground Floor  
Approx 49 sq m / 529 sq ft

First Floor  
Approx 51 sq m / 546 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.