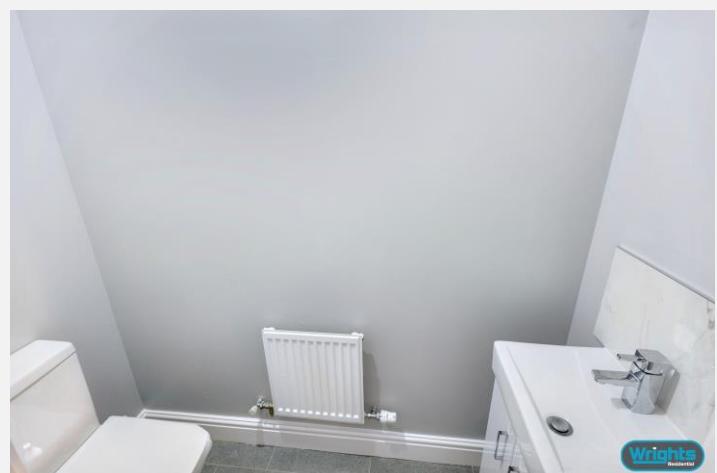




34 Swan Drive
Trowbridge BA14 8US

Monthly Rental Of £1,395



Three bedrooom "upside down" house

Stunning views over Staverton Marina to the rear

Moddern kitchen

Downstairs W.C

Newly refurbished

Spacious lounge/diner with balcony

Newly fitted bathroom

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



