



19 Swan Court
Trowbridge BA14 9FF

Monthly Rental Of £1,300



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

Spacious three bedroom property

Downstairs W.C

Three double bedrooms

Gas central heating

Will have new carpets and be newly decorated

Lounge/Diner

Modern Kitchen

Master bedroom with dressing room and en-suite

Garage and allocated parking space

This spacious three double bedroom home is situated within the popular village of Southwick. The ground floor of the property comprises, entrance hall, a spacious lounge/diner, a modern fitted kitchen and downstairs cloakroom. On first floor are two well proportioned double bedrooms and a family bathroom, and on the second floor is a generous master bedroom with en-suite shower room. Externally the property offers an enclosed rear garden, garage and allocated parking for one vehicle. Available February, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With front door, radiator and stairs to the first floor.

Cloakroom

With close coupled W.C, pedestal hand basin, radiator and extractor fan.

Kitchen 6' 3" x 12' 6" (1.91m x 3.82m)

With a range of eye level and base units, worktops with upstands, inset sink and drainer unit, integrated oven and hob with extractor hood over, space for fridge/freezer and washing machine, radiator and PVCu double glazed window.

Lounge/Diner 13' 7" x 17' 0" (4.15m x 5.17m) max

With two radiators and PVCu French doors opening onto the rear garden.

First Floor

Landing

With radiator and stairs rising to the second floor.

Bedroom 2 13' 7" x 9' 3" (4.15m x 2.82m)

With radiator and PVCu double glazed window.

Bedroom 3 13' 7" x 10' 4" (4.15m x 3.16m)

With radiator and PVCu double glazed window.

Bathroom

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

Second Floor

Bedroom 1 10' 1" x 11' 5" (3.07m x 3.48m)

With radiator and PVCu double glazed dormer window. Archway leading...

Dressing Area 6' 3" x 9' 4" (1.91m x 2.85m)

With radiator and Velux window.

En-suite

With white suite comprising shower enclosure with electric shower, pedestal hand basin and close coupled W.C, heated towel rail and Velux window.

Externally

To the rear

The enclosed rear garden offers a patio seating area and an area laid to lawn with a garden shed. A gate to the rear provides access to the parking area.

Garage and Parking

Single garage with up and over door and gated allocated parking for one vehicle.

Council tax

The property is in council tax band C.

Energy Performance

The current EPC rating is B (85)

Services

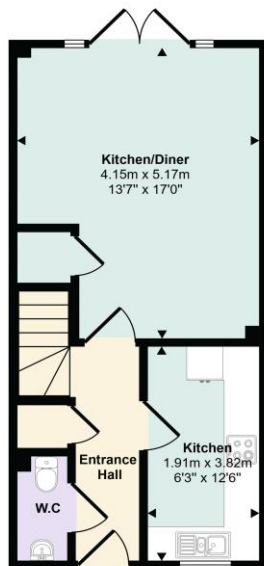
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

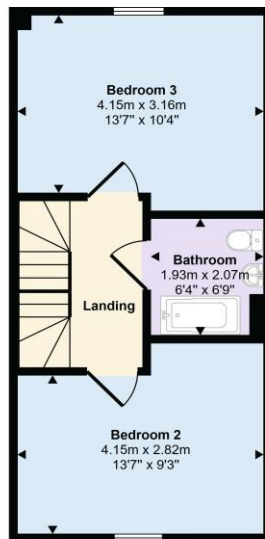
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps.



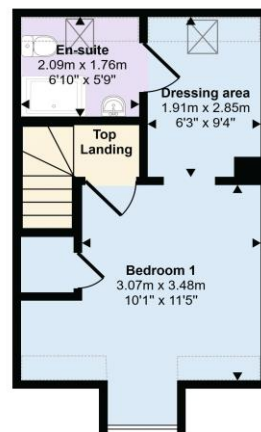
Approx Gross Internal Area
104 sq m / 1118 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Second Floor
Approx 28 sq m / 298 sq ft

Denotes head height below 1.5m

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.