



**19 Swan Court**  
Trowbridge BA14 9FF

**Monthly Rental Of £1,300**



**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.



