



**14 The Slipway**  
Trowbridge BA14 8UP

**Monthly Rental Of £1,125**



**Two bedroom detached property**

**Direct access to canal side walks**

**PVCu double glazing**

**Off road parking**

**Stunning views of the Marina**

**Gas central heating**

**Private courtyard**

**Unfurnished**

This modern two bedroom detached property offers stunning views across Staverton Marina and direct access to the beautiful Kennet and Avon canal. Features include a spacious lounge/diner, downstairs cloakroom, two double bedrooms, bathroom with shower over the bath, gas central heating, PVCu double glazing, off road parking and a private courtyard garden. Available immediately, unfurnished.

**The property comprises**

**Ground Floor**

**Entrance Hall**

With radiator and stairs to the first floor.

**Cloakroom**

With white suite comprising W.C and pedestal hand basin, radiator, extractor fan and storage cupboard under the stairs.

**Kitchen** 8' 10" x 7' 8" (2.69m x 2.33m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drainer unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, cupboard housing gas boiler and PVCu double glazed window.

**Lounge/Diner** 22' 3" x 12' 0" (6.79m x 3.67m)max

With two radiators, two PVCu double glazed windows and PVCu french doors opening onto the courtyard.

**First Floor**

**Landing**

With radiator, linen cupboard and PVCu double glazed window.

**Bedroom 1** 12' 4" x 11' 7" (3.75m x 3.53m)max

With radiator and PVCu french doors to the Juliet balcony.

**Bedroom 2** 12' 2" x 7' 1" (3.71m x 2.15m)

With radiator and PVCu double glazed window offering lovely views over the marina.

**Bathroom**

With suite comprising bath with mains shower over, hand basin with vanity unit, W.C, radiator, extractor fan and obscured PVCu double glazed window.

**Externally**

The property offers a private enclosed courtyard garden and allocated parking.

**Council tax**

The property is currently in council tax band C.

**EPC rating**

The current EPC rating is C (76)

**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**

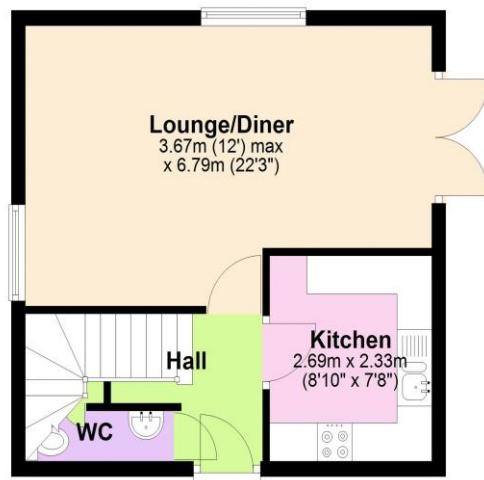
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



**Ground Floor**  
Approx. 36.2 sq. metres (389.8 sq. feet)



**First Floor**  
Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)