



14 The Slipway
Trowbridge BA14 8UP

Monthly Rental Of £1,125



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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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/drain 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

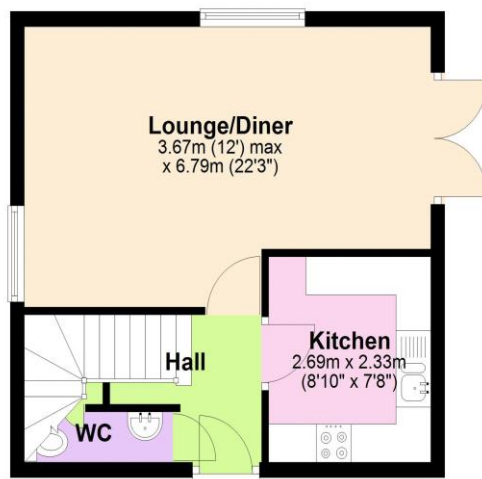
Mobile phone coverage

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)