



York Villa, Westbury Road, Yarnbrook, Trowbridge, BA14 6AG

**michael
antony**

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Yarnbrook, Trowbridge, BA14 6AG

**** AVAILABLE IMMEDIATELY**** An attractive and newly renovated FIVE BEDROOM DETACHED PROPERTY, providing 3,000 sq ft of space, character and charm over three floors. The property has been renovated to a high standard with modern standard of living. The accommodation comprises: porch, hallway, lounge, snug, kitchen, utility room, drawing/dining room, cloakroom, three bedroom and bathroom on the first floor, two bedrooms and bathroom on the second floor. Further benefits include double glazing, oil heating, two wood burners and ample parking for several vehicles and enclosed garden. PETS CONSIDERED.

- AVAILABLE IMMEDIATELY
- PETS CONSIDERED
- DETACHED PROPERTY OVER THREE FLOORS
- NEWLY RENOVATED AND MODERNISED
- DOUBLE GLAZING
- OIL HEATING PLUS TWO WOODBURNERS

£2,250 pcm









Ground Floor

Floor area 135.3 sq.m. (1,457 sq.ft.)



First Floor

Floor area 62.4 sq.m. (672 sq.ft.)



Second Floor

Floor area 62.4 sq.m. (672 sq.ft.)

Total floor area: 260.2 sq.m. (2,801 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.

ENTRANCE PORCH

A gravelled driveway leads to double gates which then leads to a further gravelled area, which in turn leads to the entrance porch of part brick and part glazed construction.

ENTRANCE HALL

Doors off to lounge, snug and stairs rising to the first floor, with hard wood flooring.

LOUNGE

With double glazed window to front elevation and double doors opening to dining area, wood burning stove, radiator and carpeted.

SNUG

With double glazed window to the front elevation, wood burning stove, radiator and hardwood flooring.

KITCHEN/DINING ROOM

Opening from the lounge leads into the modern kitchen, which in turn wraps around to the dining area, with double glazed windows and doors to the rear elevation. The kitchen provides and cupboard space, free standing oven and hob with extractor hood over, Belfast sink with mixer tap, radiator and hard wood flooring.

UTILITY ROOM

With glazed door and windows to the side elevation, ample storage cupboards, stainless steel sink, space and plumbing for washing machine, space for tumble dryer and tiled flooring.

CLOAKROOM

Door from the utility room leads into the cloak room, double glazed window to side elevation, boiler with work surface over, wall mounted shelves and floor cupboards, low level w.c, pedestal wash hand basin and tiled flooring.

STAIRS/LANDING TO THE FIRST FLOOR

From the hallway, stairs rising to first floor, with under-stairs storage cupboard, doors off to bedrooms three, four and five and bathroom, storage cupboard, radiator and carpeted.

BEDROOM THREE

With double glazed window to the front and side elevation, ornamental fireplace, radiator and carpeted.

BEDROOM FOUR

With double glazed window to the front and side elevation, ornamental fireplace, radiator and carpeted.

BEDROOM FIVE

With double glazed window to the rear elevation, radiator and carpeted.

BATHROOM

A good sized and spacious bathroom with frosted glazed window to the rear elevation, suite in white comprising bath with mixer shower, pedestal wash hand basin, low level w.c, ladder style heated towel rail, storage shelves and tiled flooring.

STAIRS/LANDING TO SECOND FLOOR

Doors off to bedroom one, bedroom two and bathroom.

BEDROOM ONE

With double glazed window to the front elevation with a Velux window to the rear, radiator and carpeted.

BEDROOM TWO

With double glazed window to the front elevation and a Velux window to the rear, radiator and carpeted.

BATHROOM

Frosted double glazed window to the front elevation, white suite comprising bath with shower in over, w.c, pedestal wash hand basin, ladder style heated towel rail and tiled flooring.

EXTERNALLY

To the front of the property there is ample off road parking for several vehicles on the gravel driveway, which is enclosed by high hedging but also gives access to both sides of the property. A gate from the side, leads to the rear garden, which is enclosed by brick walling and fencing. The garden is mainly laid to lawn with patio area.

COUNCIL TAX

Band 'D'

FEES

A holding deposit of 1 week's rent of £517.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £2,596.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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