



TO LET

1 Newall Road, Bowerhill, Melksham, SN12 6XH

£1,475 Per Month

- Four bedroom detached house
- Longer term let preferred
- Available now
- Driveway and garage
- Enclosed rear garden
- Integrated appliances
- Council Tax - E (Wiltshire Council)
- EPC - B

## THE PROPERTY

Blueleaf Property are delighted to offer this four bedroom detached home situated in Newall Road, Bowerhill, Melksham.

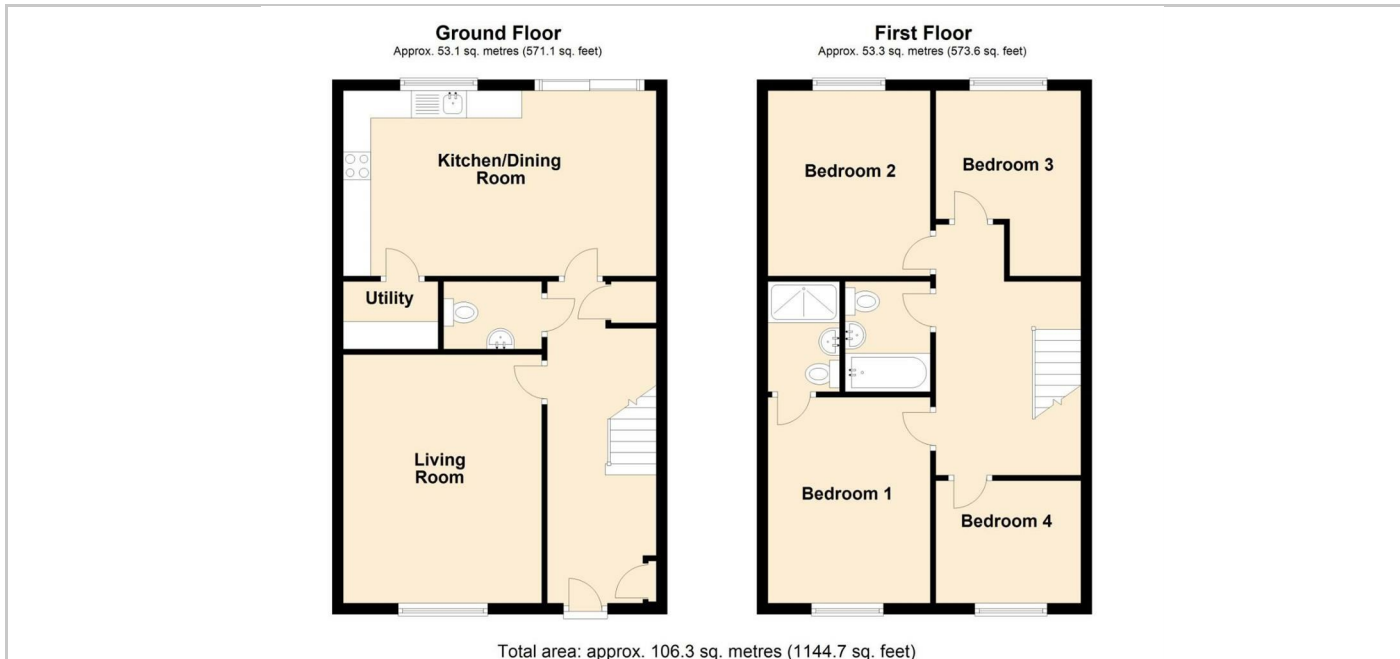
The ground floor accommodation comprises entrance hall with utilities cupboard and understairs storage cupboard, lounge, cloakroom, kitchen dining room with patio doors onto the rear garden and utility room.

The first floor accommodation comprises landing, bedroom one with en-suite shower room, two further double bedrooms, a single bedroom and bathroom.

The property further benefits from gas central heating (combination boiler), upvc double glazing, integrated fridge, freezer and dishwasher in the kitchen and integrated washing machine in the utility room, driveway parking for two cars, single garage with power and lighting and an enclosed rear garden with gated access from the driveway.

The landlord would prefer a longer term let. Pets are not considered.

All room measurements are approx;  
 Lounge: 4.52m x 3.61m  
 Kitchen Dining Room: 5.68m x 3.37m  
 Utility Room: 1.23m x 1.72m  
 Bedroom One: 3.79m x 3.29m  
 Bedroom Two: 3.56m x 2.86m  
 Bedroom Three: 2.90m x 2.52m ext 3.35m  
 Bedroom Four: 2.36m x 2.24m



## SITUATION

## Directions