

# Wrights



**15 Pipistrelle Crescent**  
Trowbridge BA14 7WR

**Monthly Rental Of £1,000**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Two bedroom detached coach house**

**Off road parking**

**PVCu double glazing**

**Two double bedrooms**

**Spacious garage**

**Gas central heating**

**Open plan kitchen/living room**

**Spacious bathroom**

**This spacious two bedroom detached coach house is situated within the sought after Castle Mead development on the outskirts of Trowbridge. Features include a spacious open plan kitchen/living room, two double bedrooms, gas central heating, PVCu double glazing, a spacious garage and off road parking. Available immediately, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With radiator and stairs to the first floor.

#### **Landing**

With radiator and storage cupboard.

#### **Lounge** *11' 5" x 11' 10" (3.47m x 3.60m)*

With radiator and Velux window to the rear. Open plan into...

#### **Kitchen/Diner** *7' 10" x 16' 4" (2.39m x 4.97m)*

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, freestanding fridge/freezer and washing machine, one and a half bowl sink/drainers, radiator and PVCu double glazed window to the front.

#### **Bedroom 1** *12' 3" x 11' 10" (3.73m x 3.60m)*

With radiator, built in wardrobes and drawers and PVCu double glazed window to the front.

#### **Bedroom 2** *7' 0" x 12' 5" (2.13m x 3.79m)*

With radiator and PVCu double glazed window to the side.

#### **Bathroom**

With tiled floor, white suite comprising large walk in shower enclosure with mains shower, low level W.C and hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

#### **Garage and parking** *19' 7" x 11' 1" (5.96m x 3.39m)*

With power, light, storage cupboard under the stairs and up and over door to the front.

#### **Council tax**

The property is currently in council tax band B.

#### **Energy Performance**

EPC currently on order - to be confirmed.

#### **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 available (source - Ofcom) Predicted maximum download speed - 900Mbps

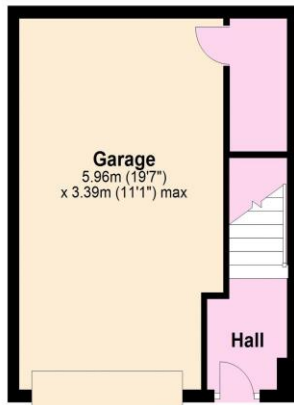
#### **Mobile phone coverage**

Only outdoor coverage is likely - source Ofcom.



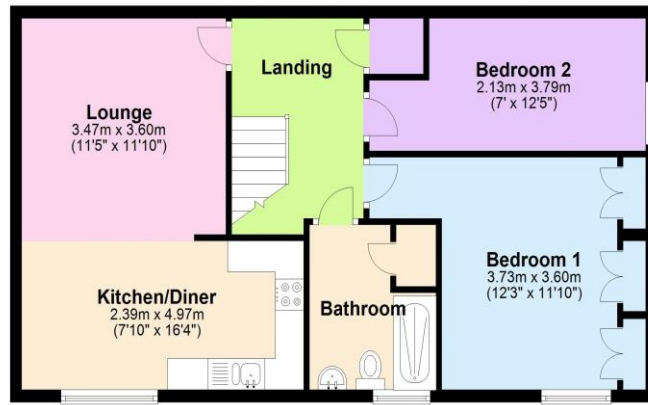
### Basement

Approx. 26.9 sq. metres (289.4 sq. feet)



### First Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 sq. feet)