

# Wrights



**Flat 15 The Old Mill House Edward Street**  
Westbury BA13 3DL

**Monthly Rental Of £875**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

## Two bedroom apartment

### First floor

Bathroom with shower over the bath

Off road parking

## Town centre location

Open plan kitchen/living room

Exposed timber beams

Unfurnished

This two bedroom first floor apartment is situated in the Westbury town centre, close to many amenities. Features include a spacious open plan kitchen/living room, exposed timber beams, bathroom with shower over the bath and allocated parking for one vehicle. Available from early June, unfurnished.

### The property comprises

#### Entrance Hall

With window to the side.

#### Hallway

With wall mounted electric storage heater, intercom phone and airing cupboard.

#### Open plan kitchen/living room *17' 8" x 16' 8" (5.38m x 5.07m) max*

With wall mounted electric storage heater, a range of eye level and base units, worktops with tiled splash backs, inset one and a half bowl sink/drainage unit, integrated electric oven and hob with extractor hood over, space for fridge and washing machine, exposed timber beam and windows to the front and side.

#### Bedroom 1 *10' 11" x 9' 6" (3.33m x 2.89m)*

With wall mounted electric heater and window to the side.

#### Bedroom 2/Study *8' 8" x 5' 10" (2.65m x 1.78m)*

With wall mounted electric heater and window to the side.

#### Bathroom

With white suite comprising bath with electric shower over, hand basin and low level W.C, electric heater and extractor fan.

#### Externally

Off road parking for one vehicle.

#### Council tax

The property is currently in council tax band A.

#### Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

#### Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

#### Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



### First Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



Total area: approx. 51.2 sq. metres (551.0 sq. feet)