

# Wrights



**7 Waterside Mews**  
Trowbridge BA14 9FD

**Monthly Rental Of £1,500**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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### Three/four bedroom townhouse

Balcony with stunning viewing across open countryside

Open plan kitchen/diner and living room

Study/ground floor bedroom

Close to railway station

Underfloor gas heating

Downstairs cloakroom

En-suite shower room

This three/four bedroom townhouse is situated close to Trowbridge railway station and within easy reach of the town centre. Features include underfloor heating throughout, an open plan kitchen/living room, balcony with stunning countryside views to the rear, master bedroom with built in wardrobe and en-suite shower room, ground floor study/forth bedroom, downstairs cloakroom, enclosed garden, garage and driveway parking. Available immediately, unfurnished.

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door, tiled flooring, large storage cupboard, internal door to the garage and door to the rear garden.

##### Cloakroom

With tiled flooring and splash backs, white suite comprising W.C and hand basin, inset ceiling spotlights and obscured double glazed window to the rear.

##### Study/bedroom 4 *10' 7" x 9' 1" (3.23m x 2.76m)*

With tiled flooring and double glazed window to the rear.

#### First Floor

##### Landing

With stairs to the second floor and double doors opening into the lounge.

##### Lounge *17' 7" x 16' 2" (5.36m x 4.93m) max*

With Juliet balcony and double glazed window to the front. Open plan into...

##### Kitchen/Diner *16' 1" x 8' 8" (4.91m x 2.65m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated eye level double oven and microwave, gas hob with extractor hood over, integrated dishwasher, space for washing machine, double glazed window to the rear and french doors opening onto the balcony.

##### Balcony

With outside lighting and power socket, offering lovely views across the countryside to the rear.

#### Second floor

##### Landing

With airing cupboard housing pressurised hot water cylinder.

##### Bedroom 1 *11' 10" x 9' 6" (3.60m x 2.89m) plus wardrobe*

With built in wardrobe, inset ceiling spotlights and double glazed window to the rear.

##### En-suite

With tiled flooring and splash backs, white suite comprising shower enclosure with mains shower, W.C and hand basin, heated towel rail, inset ceiling spotlights and extractor fan.

##### Bedroom 2 *9' 5" x 8' 6" (2.86m x 2.58m)*

With double glazed window to the front.

##### Bedroom 3 *8' 6" x 6' 4" (2.58m x 1.94m)*

With double glazed window to the front.

##### Bathroom

With tiled flooring and splash backs, white suite comprising bath with mains shower over, W.C and hand basin, heated towel rail, inset ceiling spotlights and extractor fan.

#### Externally

##### To the front

Driveway parking in front of the garage.

##### Garage *18' 11" x 9' 1" (5.77m x 2.76m)*

With up and over door to the front, power, light and internal door to the hallway.

##### To the rear

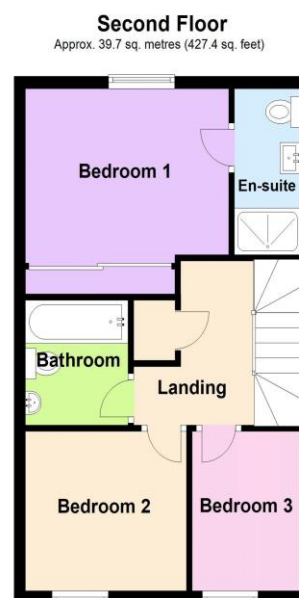
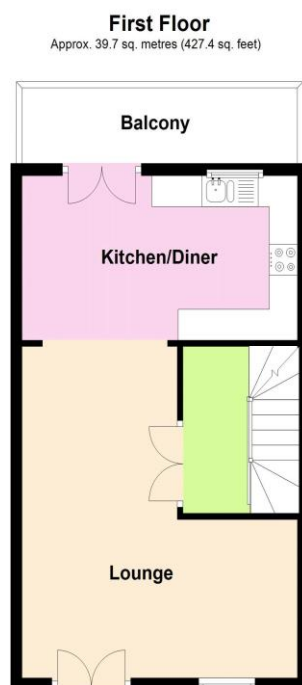
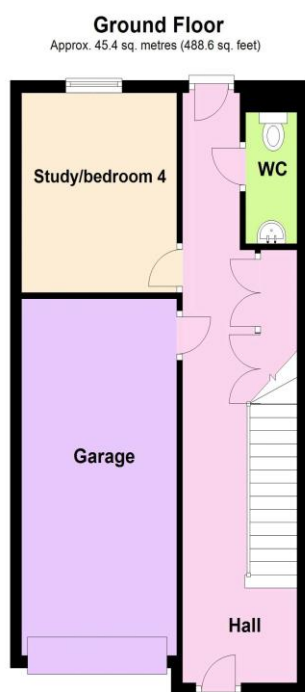
The enclosed rear garden is laid to lawn and patio with a gate providing access to the rear.

#### Council tax

The property is currently in council tax band D.







Total area: approx. 124.8 sq. metres (1343.4 sq. feet)