

# Wrights



**4 Common Hill**  
Trowbridge BA14 6EB

**Monthly Rental Of £1,300**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Spacious three bedroom cottage**

**Open plan kitchen and dining room**

**Three double bedrooms**

**Enclosed rear garden**

**Lounge with wood burning stove**

**Downstairs W.C**

**Bathroom with shower enclosure and bath**

**Off road parking for one vehicle**

**This spacious three bedroom cottage is situated within the desirable village of Steeple Ashton. Features include a spacious lounge with wood burning stove, Open plan kitchen and dining room, downstairs W.C, three well proportioned double bedrooms and first floor bathroom with shower enclosure and bath. The property offers calor gas central heating, PVCu double glazing, an enclosed rear garden and off road parking for one vehicle to the rear. Available immediately, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With wooden flooring, radiator, built in storage cupboard and stairs to the first floor.

#### **Lounge** 14' 11" x 12' 5" (4.54m x 3.79m)

With wood flooring, radiator, wood burning stove with feature brick surround and two PVCu double glazed windows to the front.

#### **Dining area** 8' 3" x 11' 5" (2.51m x 3.49m)

With tiled flooring, built in storage cupboard and PVCu double glazed window to the side. Opens into...

#### **Kitchen** 11' 6" x 11' 7" (3.50m x 3.54m)

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, radiator, wall mounted gas boiler and PVCu double glazed window to the rear.

#### **Rear Hall**

With tiled floor and PVCu door to the rear garden.

#### **Cloakroom**

With tiled flooring, W.C, hand basin with vanity unit and obscured PVCu double glazed window to the rear.

### **First Floor**

#### **Landing**

With large cupboard housing hot water cylinder.

#### **Bedroom 1** 12' 0" x 12' 8" (3.67m x 3.85m)

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

#### **Bedroom 2** 11' 9" x 11' 7" (3.59m x 3.52m)

With radiator and PVCu double glazed window to the rear.

#### **Bedroom 3** 11' 4" x 9' 4" (3.46m x 2.84m)

With radiator and PVCu double glazed window to the front.

#### **Bathroom**

With white suite comprising bath, shower enclosure with electric shower, W.C and hand basin with vanity unit, radiator and two obscured PVCu double glazed windows to the rear.

#### **Garden and Parking**

The property comes with an enclosed rear garden which is mainly laid to lawn, as well as off road parking for one vehicle to the rear.

#### **Council tax**

The property is currently in council tax band C.

#### **Services**

Mains electricity, water and drainage are connected. The property is heated by an LPG gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

#### **Broadband**

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

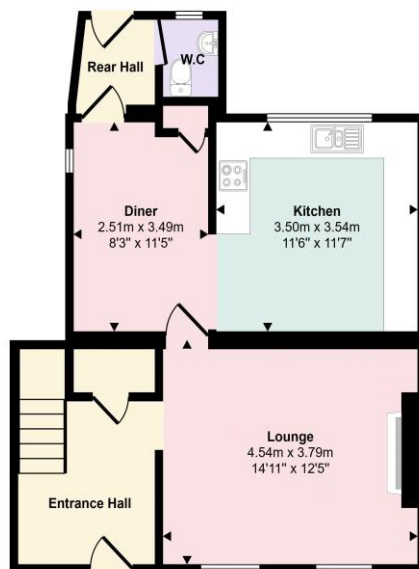
#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

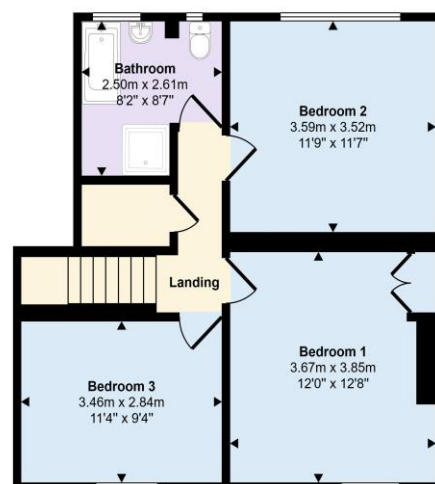




Approx Gross Internal Area  
106 sq m / 1140 sq ft



Ground Floor  
Approx 53 sq m / 573 sq ft



First Floor  
Approx 53 sq m / 568 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.