



46 Newleaze
Trowbridge BA14 6EF

Monthly Rental Of £1,200



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Two bedroom end of terrace property

Spacious lounge

Utility outhouse

PVCu double glazing

Newly renovated

New kitchen/breakfast room and bathroom

Modern electric heating

Generous enclosed garden

This newly renovated two bedroom end of terrace property is situated in the sought after village of Steeple Ashton, close to the open countryside. The accommodation includes a spacious lounge, newly fitted kitchen/breakfast room, utility room, two well proportioned bedrooms and a newly fitted first floor bathroom. The property also boasts modern electric heating, PVCu double glazing and a generous enclosed garden to the side and rear of the property. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With wall mounted electric heater and stairs to the first floor.

Lounge 10' 4" x 16' 11" (3.16m x 5.15m)

With two wall mounted electric heaters, inset ceiling spotlights and PVCu double glazed windows to the front and rear.

Kitchen/Breakfast Room 12' 0" x 9' 9" (3.65m x 2.96m)

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, space for cooker, fridge/freezer, washing machine and dishwasher, wall mounted electric heater, inset ceiling spotlights and PVCu double glazed windows to the front and rear.

Utility room 7' 3" x 11' 7" (2.21m x 3.52m)

With worktop and space for additional appliances, PVCu double glazed window to the side and PVCu door to the garden.

First Floor

Landing

With PVCu double glazed window to the side.

Bedroom 1 13' 5" x 8' 10" (4.08m x 2.70m)

With wall mounted electric heater, inset ceiling spotlights and PVCu double glazed window to the front.

Bedroom 2 8' 8" x 7' 9" (2.64m x 2.37m)

With wall mounted electric heater and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains rainfall shower over, close coupled W.C and pedestal hand basin, illuminated mirror, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Garden

The property offers a generous enclosed garden to the side and rear which is mainly laid to lawn.

Council tax

The property is in council tax band B.

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 - 36Mbps

Mobile phone coverage

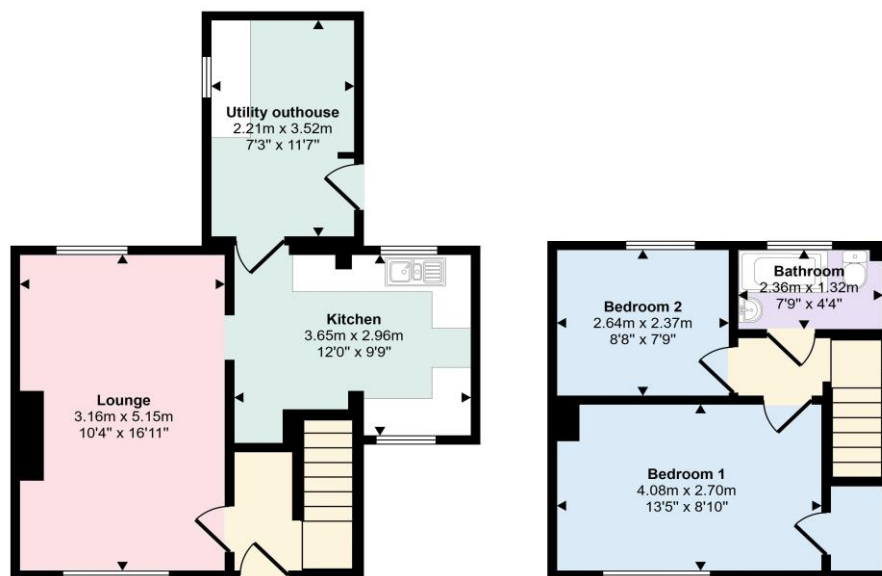
Outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



Approx Gross Internal Area
67 sq m / 720 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft

First Floor
Approx 27 sq m / 288 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.