



52 Weavers Crofts

Melksham SN12 8BP

Monthly Rental Of £750



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

One bedroom apartment

Situated within easy reach of Melksham town centre

Small front garden

Built in wardrobe

First floor

One allocated parking space

Kitchen/breakfast room

Private entrance

This one bedroom first floor apartment is situated within easy reach of Melksham town centre. Features include a private entrance, one allocated parking space, small front garden, kitchen/breakfast room, separate lounge and bedroom with built in wardrobe. Available mid December, unfurnished.

The property comprises

Entrance Hall

With PVCu double glazed front door and stairs to the first floor.

Lounge *15' 1" x 8' 10" (4.60m x 2.69m) max*

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

Kitchen/Breakfast Room *11' 8" x 6' 1" (3.56m x 1.85m)*

With a range of eye level and base units, worktops with tiled splashbacks, freestanding cooker, space for fridge freezer and washing machine, sink/drainage unit and PVCu double glazed window to the rear.

Bedroom *8' 5" x 12' 0" (2.57m x 3.66m)*

With wall mounted electric heater, built in wardrobe and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, low level w.c and pedestal hand basin.

Externally

One allocated parking space and a small front garden.

Council tax

The property is currently in council tax band A.

EPC Rating

The current EPC rating is D (64).

Services

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

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)

