



**56 St. Thomas Road**  
Trowbridge BA14 8SL

**Monthly Rental Of £1,400**



**Spacious three bedroom semi detached dormer bungalow**

**Large driveway/Car port**

**Gas central heating**

**Kitchen/diner**

This spacious three bedroom semi detached dormer bungalow is situated on the sought after St Thomas Road, within easy reach of Trowbridge town centre. Features include a beautifully maintained private rear garden with detached office, gas central heating, PVCu double glazing and a large driveway/car port providing off road parking for several vehicles. Available from mid January, unfurnished.

**The property comprises**

**Ground Floor**

**Entrance Porch**

**Hallway**

With wood laminate flooring and stairs to the first floor with storage cupboard under.

**Kitchen/Diner** 9' 8" x 13' 1" (2.95m x 3.98m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, freestanding cooker with double oven and gas hob, extractor hood, one and a half bowl sink/drainer unit, space for fridge/freezer, washing machine and dishwasher, radiator and PVCu double glazed window to the front.

**Lounge** 12' 8" x 13' 11" (3.86m x 4.25m) max

With wood laminate flooring, radiator, PVCu double glazed window to the side and PVCu sliding patio doors to the rear garden.

**Bedroom 2** 9' 0" x 11' 9" (2.74m x 3.57m)

With wood laminate flooring, radiator, built in storage cupboard and PVCu double glazed window to the front.

**Bedroom 3** 9' 9" x 8' 8" (2.98m x 2.65m)

With wood laminate flooring, radiator, built in storage cupboard and PVCu double glazed window to the rear.

**Bathroom**

With wood laminate flooring, white suite comprising bath with mains shower over, W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the rear.

**First Floor**

**Situated on the sought after St Thomas Road**

**Beautifully maintained and private rear garden**

**PVCu double glazing**

**Modern ground floor bathroom**

**Bedroom 1** 16' 6" x 11' 8" (5.03m x 3.56m) max

With radiator, hand basin with vanity unit, walk in wardrobe, eves storage cupboards and PVCu dormer window to the front.

**Externally**

**To the front**

A spacious driveway and car port provides off road parking for several vehicles.

**To the rear**

This beautifully maintained garden offers an impressive amount of private outdoor space, with a generous lawn bordered by mature shrubs, trees and hedging. A raised decking area provides an ideal spot for seating, while a paved patio directly outside the property offers a further seating or barbecue area. The garden also benefits from a timber shed for storage and a gate provides access to the front of the property.

**Office** 15' 9" x 6' 1" (4.81m x 1.86m)

The detached garage has been converted to a versatile office space with wood laminate flooring, power, light, PVCu double glazed windows to the front and rear and PVCu sliding patio doors opening onto the rear garden.

**Council tax**

The property is in council tax band C.

**EPC Rating**

The current EPC rating is E (52)

**Services**

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



