



56 St. Thomas Road
Trowbridge BA14 8SL

Monthly Rental Of £1,400



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Spacious three bedroom semi detached dormer bungalow

Large driveway/Car port

Gas central heating

Kitchen/diner

Situated on the sought after St Thomas Road

Beautifully maintained and private rear garden

PVCu double glazing

Modern ground floor bathroom

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/drain 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

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.

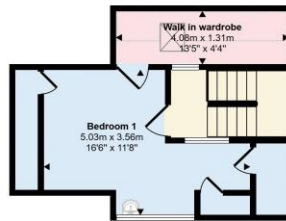


Approx Gross Internal Area
110 sq m / 1189 sq ft

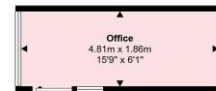


Ground Floor
Approx 73 sq m / 789 sq ft

Denotes head height below 1.5m



First Floor
Approx 28 sq m / 304 sq ft



Outbuilding
Approx 9 sq m / 96 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.