



**46A West End**  
Westbury BA13 3JG

**Monthly Rental Of £550**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**One bedroom first floor flat**

**Close to town centre**

**Walking distance to railway station**

**Electric heating**

**Unfurnished**

**Off road parking**

**Available from late December**

**This one double bedroom first floor flat is situated close to Westbury town centre. Features include an open plan kitchen with small living area, double bedroom and shower room, as well as off road parking for one vehicle. Available from late December, unfurnished.**

**The property comprises:**

**Entrance Hall**

With stairs to first floor.

**Open plan kitchen/living room** *14' 1" x 13' 9" (4.29m x 4.19m)*

With a range of eye level and base units, worktop's with tiled splash backs, integrated electric oven and hob with extractor hood over, sink/drainage unit, small living area with wall mounted electric heater, cupboard housing hot water cylinder and PVCu double glazed window to the rear.

**Bedroom** *9' 5" x 9' 10" (2.87m x 3.00m)*

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

**Shower Room**

With suite comprising shower enclosure, hand basin and W.C.

**Shower Room**

With tiled floor, white suite comprising shower enclosure with electric shower, low level W.C and pedestal hand basin, tiled splash backs and extractor fan.

**Externally**

Off road parking for one vehicle.

**Council tax**

The property is currently in council tax band A.

**Services**

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

**EPC rating**

The current EPC rating is E (48)

**Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

**Mobile phone coverage**

Both indoor and outdoor coverage are likely - source Ofcom.



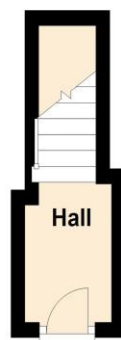
### First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



### Ground Floor

Approx. 3.9 sq. metres (42.3 sq. feet)



Total area: approx. 36.1 sq. metres (388.4 sq. feet)