

# Wrights



## The Gatehouse Conigre

Trowbridge BA14 8RE

**Monthly Rental Of £950**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
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**Stunning two bedroom period property**

**Close to town centre and railway station**

**Full of character**

**Courtyard garden**

**Situated within an award winning gated development**

**Gas central heating**

**Grade II listed**

**Secure allocated parking**

**This spacious two bedroom character property is situated in a prestigious gated development within walking distance of Trowbridge town centre and railway station. Features include a spacious lounge/diner, exposed timber beams, one allocated parking space, courtyard garden and gas central heating. Available from early August, unfurnished.**

### **Situation**

The property is situated within an award winning gated development close to many local amenities including Trowbridge railway station, Sainsburys supermarket and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

### **The property comprises**

### **Ground Floor**

#### **Lounge/Diner**

This generous reception room offers two double panel radiators, television point, stairs to first floor with storage cupboard under and two stunning bespoke windows to the front.

#### **Kitchen**

With a range of eye level and base units, worktops with tiled splash backs, sink/drain, integrated electric oven and four ring hob with extractor hood over, space for integrated dishwasher and tumble drier, space for washing machine and fridge freezer with a window to the rear.

### **First Floor**

#### **Landing**

With doors to both bedrooms and the bathroom.

### **Bedroom 1**

This spacious, light and airy double bedroom offers two double panel radiators, television point, two stunning circular windows to the front, as well as windows to the side and rear and a door opening into bedroom 2.

### **Bedroom 2**

With double panel radiator, television point, storage cupboard over the stairs and window to the front.

### **Bathroom**

The spacious bathroom offers fully tiled walls, a white suite comprising bath with shower attachment over, low level W.C and pedestal hand basin, radiator and obscured window to the rear.

### **Externally**

To the front of the property is a private courtyard garden. There is also secure allocated parking for one vehicle.

### **Council tax**

The property is currently in council tax band C.

### **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.

### **Energy Performance**

Current energy rating: 67 - D

### **Broadband**

Superfast available (source - Ofcom) Predicted maximum download speed - 66Mbps

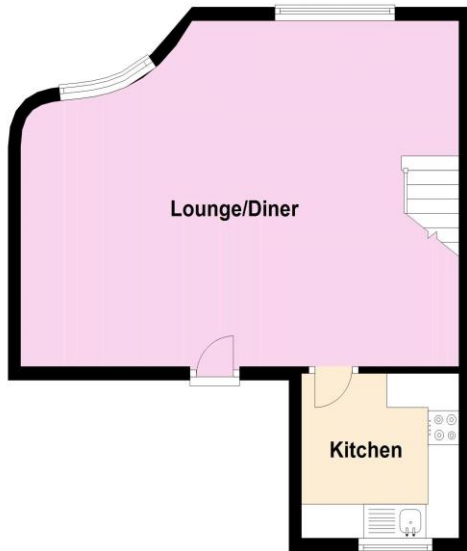
### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



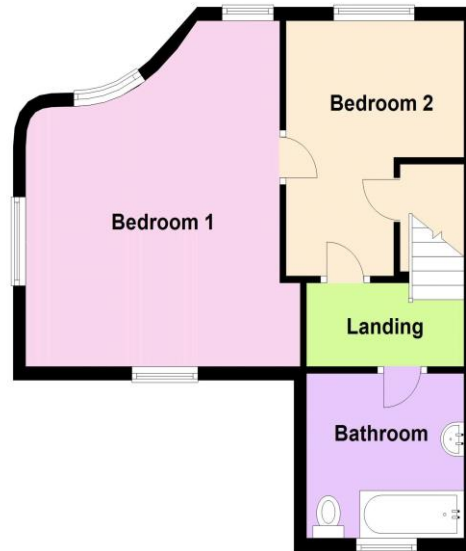
**Ground Floor**

Approx. 40.3 sq. metres (434.2 sq. feet)



**First Floor**

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 80.6 sq. metres (867.2 sq. feet)