

TOWN&COUNTRY
ESTATES



15 Sylvester Drive, Trowbridge, Wiltshire, BA14 7FG

£825 PCM

DESCRIPTION

Two bedroom coach house situated on the popular Paxcroft Mead development. The accommodation comprises an entrance hall, landing, lounge/diner, kitchen, two double bedrooms and a bathroom. Further benefits to the property include Upvc double glazing, gas central heating, garage and parking.

ENTRANCE HALL

You enter the property through a leaded double glazed entrance door. There are stairs leading to the first floor, Upvc double glazed window to the side, built in door mat, telephone point, smoke alarm and a radiator.

LANDING

There is access to loft space, smoke alarm, thermostat controls and doors leading to lounge/diner, kitchen, both bedrooms and bathroom.

LOUNGE/DINER

There are Upvc double glazed windows to the front and rear, two radiators, T.V and telephone points.

KITCHEN

The kitchen has a Upvc double glazed window to the rear, range of matching base and wall units with wood effect work surfaces, built in electric fan assisted oven with gas hob, extractor fan and light over, stainless steel splash backs, plumbing for washing machine, space for fridge freezer stainless steel 1 ½ bowl inset sink unit with mixer tap, extractor fan, kick plate heater and a combi boiler supplying radiator heating and domestic hot water.

BEDROOM ONE

There is a Upvc double glazed window to the front, built in double wardrobe, radiator, T.V and telephone points.

BEDROOM TWO

There is a Upvc double glazed window to the rear and a built in single wardrobe.

BATHROOM

There is an obscure Upvc double glazed window to the front, panelled bath with mains shower over, pedestal wash hand basin, dual flush close couple W.C, tiled splash backs, extractor fan and a radiator.

EXTERIOR

GARAGE

There is an up and over door to the front, under stairs cupboard, power and light.

PARKING

There is a parking space to the front of the garage

ADDITIONAL INFORMATION

Council Tax Band - B







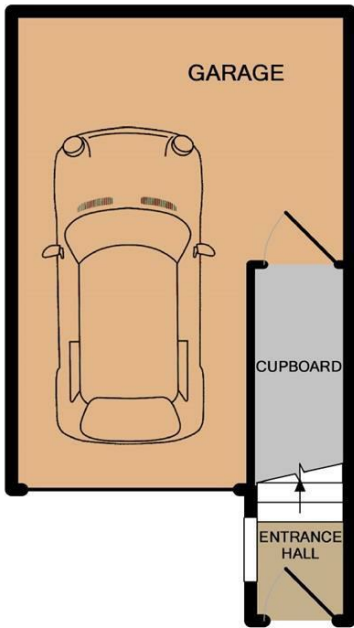
1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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GROUND FLOOR
APPROX. FLOOR
AREA 23.1 SQ.M.
(248 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 52.5 SQ.M.
(566 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.6 SQ.M. (814 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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