

**TOWN & COUNTRY**  
ESTATES



**10 Baydon Close, Trowbridge, Wiltshire, BA14 0RS**

**£950 PCM**



## LOCATION

The property is situated on the popular Wiltshire Drive area, in close proximity to local amenities, schools and bus routes. Trowbridge town centre, train station and new cinema development is within walking distance.

## DESCRIPTION

\* AVAILABLE MID AUGUST \* Town and Country Lettings are delighted to offer to let this fantastic two bedroom family home situated in the Wiltshire Drive area. The property comprises an entrance porch, lounge/dining room, kitchen, on the first floor two bedrooms and the family bathroom. Further benefits include double glazing, parking for three cars, front and rear gardens.

\*Sorry no pets or sharers\*

## ENTRANCE PORCH

You enter the property through a Upvc entrance door. There is vinyl flooring and a door leading to the lounge/dining room.

## LOUNGE/DINING ROOM

The lounge/dining room comprises a Upvc double glazed window to the front, Upvc double glazed door leading to the rear garden, pendant light fitting, T.V point, telephone point, smoke alarm, stairs leading to the first floor landing, door leading to kitchen and Dimplex heater.

## KITCHEN

There is a Upvc double glazed window to the rear, halogen spotlights, a range matching base and wall units with rolled top work surfaces, Logic stainless steel built in electric fan assisted oven with ceramic hob and stainless steel extractor fan over, space for fridge/freezer, plumbing for washing machine, vinyl flooring, stainless steel and laminate splash back.

## FIRST FLOOR LANDING

There is a Upvc double glazed window to the front, smoke alarm, halogen spotlights, access to the loft, door leading to cupboard providing storage and shelving, doors leading to two bedrooms and the family bathroom.

## BEDROOM ONE

This light and airy bedroom benefits from a Upvc double glazed window to the rear, pendant light fitting, T.V point and Dimplex heater.

## BEDROOM TWO

There is a Upvc double glazed window to the front, pendant light fitting and Dimplex heater.

## FAMILY BATHROOM

This modern bathroom comprises an obscure Upvc double glazed window to the rear, dual flush close couple W.C, pedestal wash hand basin with chrome monobloc taps, tiled splash backs, panelled bath with chrome mixer tap and Mira shower attachment over, ceiling light, vinyl flooring and wall mounted Dimplex heater.



## EXTERIOR

### FRONT GARDEN

There is a path leading to the entrance door, gravelled area and driveway providing parking for up to three cars.

### REAR GARDEN

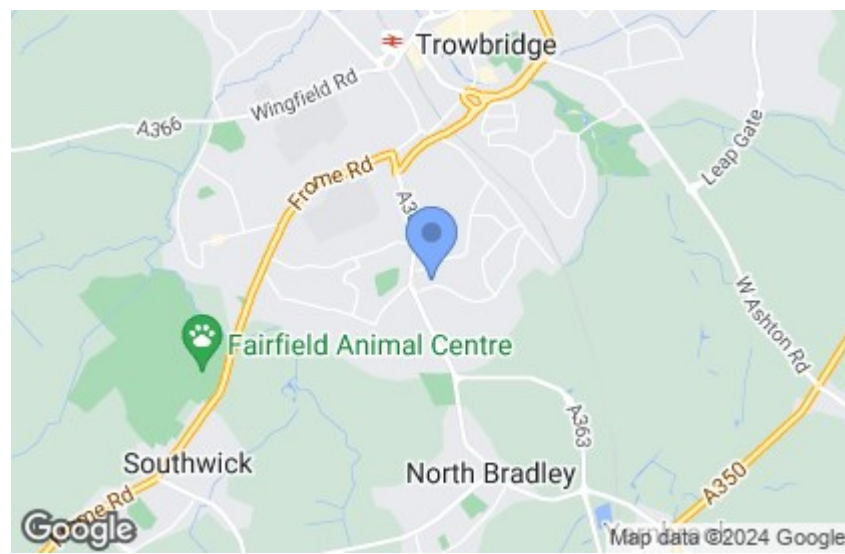
This fantastic corner plot garden is enclosed by wooden fencing and comprises a lawn area, gravelled area, patio and gate leading to the front.

### GARAGE

There is an up and over door to the front, power and lighting.

### ADDITIONAL INFORMATION

Council Tax Band- B













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