

TOWN&COUNTRY
ESTATES



36 Seymour Court, Trowbridge, Wiltshire, BA14 8LP

£1,200 PCM

LOCATION

The property is conveniently located close to the new Sainsbury's complex and to the town centre and local amenities.

DESCRIPTION

Town and Country Lettings are delighted to offer to let this three bedroom property situated in a quiet cul de sac just a short walk to the town centre. The accommodation comprises an entrance hall, lounge and kitchen/diner. On the first floor are three bedrooms and a bathroom. Further benefits to the property include Upvc double glazing, gas central heating, two parking spaces and private enclosed rear garden.

New carpet to be put down in all three bedrooms and landing.

ENTRANCE HALL

You enter the property through a Upvc double entrance door. There are stairs leading to the first floor, smoke alarm, radiator and door to the lounge.

LOUNGE

The lounge has a Upvc double glazed window to the front, brick built open fire, wood effect flooring, TV point, radiator and double doors leading to the dining area.

DINING AREA

There is a Upvc double glazed window and door to the rear, wood effect flooring, radiator, archway to the kitchen and a door to the under stairs cupboard providing storage.

KITCHEN AREA

The kitchen has a Upvc double glazed window to the rear, range of matching base and wall units with wood effect worktops, stainless steel inset sink unit with chrome with pillar taps, tiled splashbacks, Whirlpool built in electric oven with gas hob, extractor fan and light over, plumbing for washing machine, space for fridge freezer and an Ideal Logic wall mounted boiler.

FIRST FLOOR LANDING

On the first floor there is a smoke alarm, access to loft space, doors leading to all three bedrooms, bathroom and airing cupboard.

BEDROOM ONE

There are two Upvc double glazed windows to the front, telephone point, TV point and door to storage cupboard.

BEDROOM TWO

There is a Upvc double glazed window to the rear and a radiator.

BEDROOM THREE

There is a Upvc double glazed window to the rear and a radiator



BATHROOM

The bathroom has an obscure Upvc double glazed window to the side and comprises a panelled bath with Mira electric shower over, pedestal wash hand basin, close couple W.C and a radiator.

EXTERIOR

FRONT GARDEN

To the front of the property there are two parking spaces, lawn area, side gate leading to the rear and a storage cupboard.

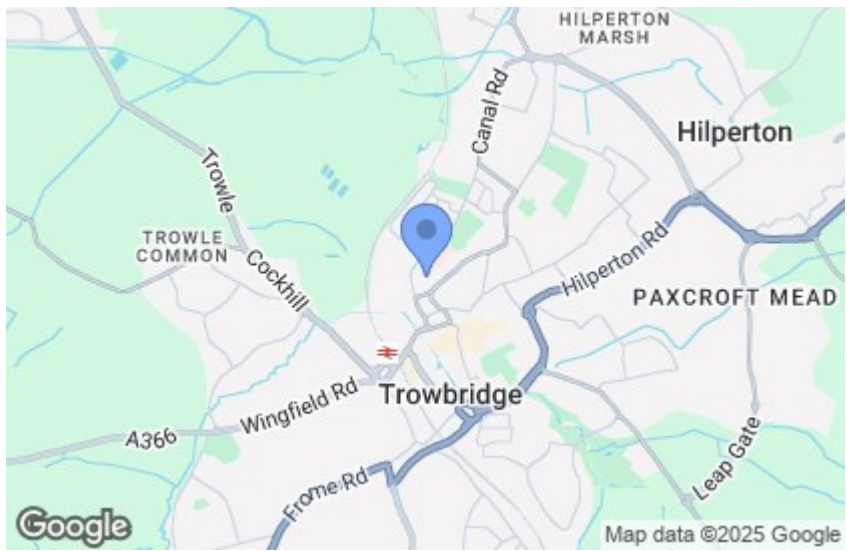
REAR GARDEN

This well kept garden is enclosed by high wooden fencing. There is a patio and lawn area, shrubs and plant borders and a shed.

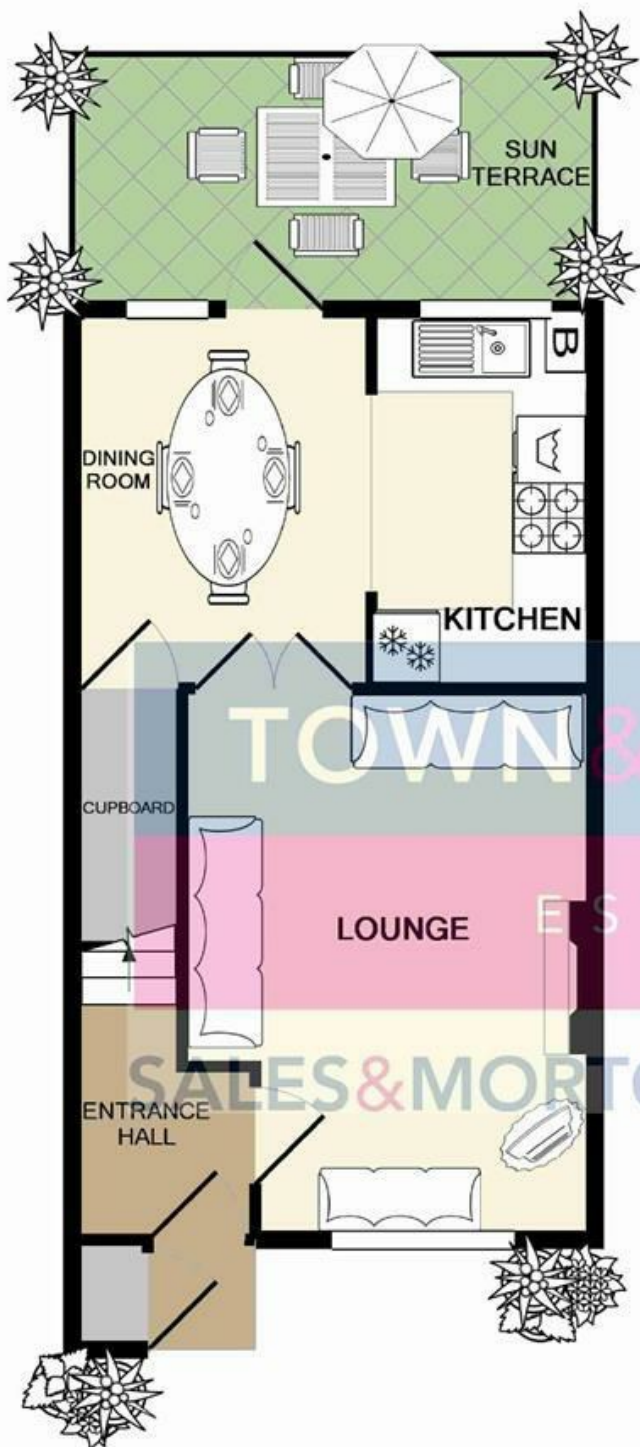
ADDITIONAL INFORMATION

Council Tax Band - B

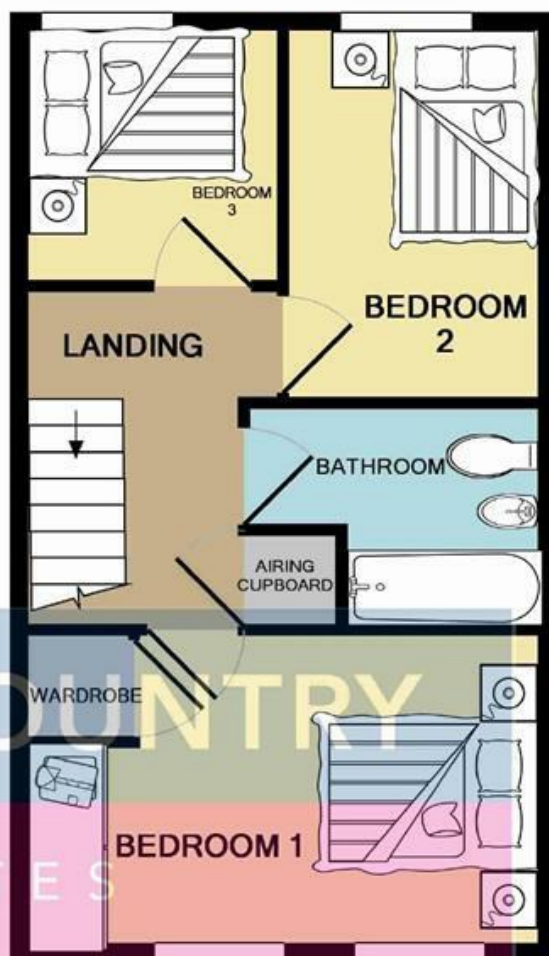
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GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

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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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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