



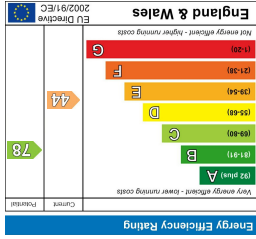
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



150 Frome Road
Trowbridge, BA14 0DL
£1,500 PCM

- Semi Detached Victorian Family Home
- Three Bedrooms
- Double Glazing
- Off Street Parking For 2 + Cars
- Garden
- Refurbished To A High Specification
- Fitted Kitchen With Integrated Appliances
- Stone Throw Away From Local School
- Gas Central Heating



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hallway

with period tiled floor, door to reception rooms and stairs to upper floor accommodation.

Dining Room

An elegant and well proportioned room with large window, decorative fireplace, patio doors leading to garden and wedding doors leading to;

Sitting Room

A light and airy room with large bay window. With electric fire.

Kitchen

Fitted range of base and eye level units with with four ring ceramic hob, with extractor over, fan oven, Dishwasher, fridge freezer. Walki-n in larder. Door leading to;

Utility Room

With counter work top and eye level unit. W/C. Door leading to garden and parking bay.

FIRST FLOOR

Galleried Landing

Bedroom 1

With window to rear elevation

Bedroom 2

with aspect windows to side and rear elevations.

Bathroom

Three piece bathroom suite comprising vanity basin, close coupled wc. Bath with shower attachment over. Wall mouthed illuminated mirror. Chrome radiator. Frosted window.

Bedroom 3

windows to front elevation, decorative fireplace.

Externally

Off street parking for 2 + cars. Wrap around garden currently laid to seed. Please note the garden outbuilding is not inclusive of the let.

Council Tax:

Band C - £2,410.97 (April 2024 - March 2025 financial year)

Agent Notes

Regret no smokers, no pets

Viewing

Strictly by appointment through the Letting Agent Chase Buchanan

Permitted Payments

As part of our application process a Holding Deposit £346.15 (equivalent of one weeks rent) to reserve a property. Please Note: The Holding Deposit will be repaid if the tenancy has been entered into, The landlord decides to withdraw before the expiry of the deadline, The landlord and tenant fails to agree into a tenancy agreement within the deadline.

Security deposit (per tenancy, rent under £50,000 per year). Equivalent to five weeks rent: This covers damages or defaults on the part of the tenant during the tenancy

Unpaid rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new locks and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 per agreed variation: To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 per replacement tenant or any reasonable costs incurred if higher: To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenant's request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

