



Flat A 2 Timbrell Street
Trowbridge BA14 8PP

Monthly Rental Of £600



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Studio flat

Close to Trowbridge town centre

Lounge/Bedroom

Shower room

Ground floor

Walking distance to railway station

Kitchen

Electric heating

This ground floor studio flat is situated close to Trowbridge town centre. Features include electric heating, lounge/bedroom, kitchen, a modern shower room and communal garden to the rear. Available immediately, unfurnished.

The property comprises

Lounge 6' 9" x 11' 9" (2.07m x 3.57m)

With electric night storage heater and window to the front.

Kitchen 7' 9" x 11' 10" (2.37m x 3.60m) max

With a range of eye level and base units, worktops with tiled splash backs, freestanding cooker, window and door to the rear.

Shower Room

With suite comprising shower enclosure with electric shower, hand basin and W.C.

Externally

Communal garden to the rear.

Council tax

The property is in council tax band A.

Energy performance

The current EPC rating is D (55)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 26.4 sq. metres (283.7 sq. feet)



Total area: approx. 26.4 sq. metres (283.7 sq. feet)