



16B Clarks Place
Trowbridge BA14 7HA

Monthly Rental Of £950.00



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Two bedroom first/second floor maisonette

PVCu double glazing

W.C/Utility room

Office/second bedroom

Gas central heating

Kitchen/breakfast room

Lounge with wood burning stove

Second floor bedroom with en-suite bathroom

This two bedroom first/second floor maisonette is situated within easy reach of Trowbridge town centre and railway station. Features include gas central heating, PVCu double glazing, Kitchen/breakfast room with integrated fridge/freezer and dishwasher, W.C/utility with washing machine, second floor bedroom with en-suite bathroom, first floor second bedroom/office, allocated parking and a courtyard garden. Available from mid April, unfurnished.

The property comprises

First Floor

Kitchen/Breakfast Room 11' 1" x 11' 0" (3.39m x 3.35m) max

With a range of eye level and base units, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, inset ceiling spotlights and PVCu double glazed window.

Hallway

With radiator, stairs to the second floor with storage cupboard under and PVCu double glazed window.

Cloakroom/utility

With white suite comprising close coupled W.C and hand basin, freestanding washing machine, heated towel rail and extractor fan.

Lounge 15' 6" x 13' 11" (4.72m x 4.25m)

With radiator, wood burning stove and PVCu double glazed window.

Bedroom 2 11' 2" x 9' 0" (3.40m x 2.74m)

With radiator, cupboard housing gas combi boiler and PVCu double glazed window.

Second floor

Bedroom 1 12' 6" x 8' 0" (3.80m x 2.43m) approx

With radiator, two Velux windows and PVCu double glazed window.

Bathroom

With white suite comprising bath with shower attachment over, low level W.C and pedestal hand basin, radiator and Velux window.

Externally

Off road parking for one vehicle. Enclosed courtyard garden.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is E (50)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 10000Mbps

Mobile phone coverage

Indoor and outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.4 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 sq. feet)