



**1 Mythern Meadow**  
Bradford-On-Avon BA15 1HF

**Monthly Rental Of £995**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**One bedroom house**

**Open plan kitchen/living room**

**Utility Room**

**Parking for 2 vehicles**

**Quiet cul-de-sac location**

**Conservatory**

**Enclosed rear garden**

**Available late May**

**This modern one bedroom house is situated within a quiet cul-de-sac on the outskirts of Bradford on Avon. The ground floor of the property comprises an open plan kitchen/living room, conservatory and utility Room. On the first floor you will find a double bedroom with built in wardrobes and bathroom with shower over the bath, PVCu double glazing, modern electric heating, an enclosed rear garden and driveway parking for 2 vehicles. Available from late May, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance Porch**

With PVCu double glazed front door and obscured PVCu double glazed window to the front.

##### **Lounge Area 7' 2" x 10' 3" (2.18m x 3.13m)**

With PVCu double glazed front door, electric radiator, television point, stairs to the first floor and PVCu double glazed sliding patio doors to the conservatory. Open plan into...

##### **Kitchen 10' 3" x 7' 3" (3.13m x 2.22m)**

With tiled flooring, a range of eye level and base units, solid wood worktops, tiled splashbacks, one and a half bowl sink/drainers, integrated eye level oven and four ring ceramic hob with extractor hood over, integrated fridge, spotlights and PVCu double glazed window to the rear.

##### **Conservatory 7' 2" x 9' 8" (2.18m x 2.94m)**

With ceramic tiled flooring, electric radiator, television point, PVCu double glazed window to the side and rear and PVCu double glazed french doors to the garden.

##### **Utility Room**

With ceramic tiled flooring, integrated washing machine and freezer with solid wood worktops over, PVCu double glazed window to the rear and PVCu double glazed back door.

#### **First Floor**

##### **Landing**

With electric radiator.

##### **Bedroom 10' 4" x 9' 0" (3.14m x 2.74m)**

With a range of built in wardrobe, airing cupboard, television point and PVCu double glazed window to the rear.

##### **Bathroom**

With tiled flooring, white suite comprising bath with electric shower over, close coupled w.c, pedestal hand basin, heated towel rail, spotlights and obscured PVCu double glazed window to the side.

##### **Externally**

Driveway parking for two vehicles. Enclosed courtyard garden laid to patio.

##### **Council tax**

The property is in council tax band B.

##### **Energy Performance**

The current EPC rating is C (71)

##### **Services**

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

##### **Broadband**

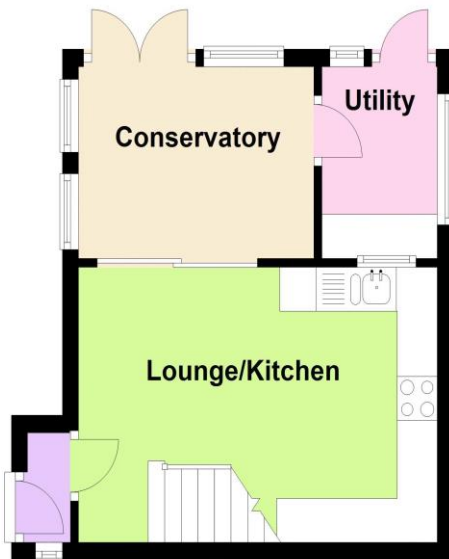
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

##### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



### Ground Floor



### First Floor

