



**38 Delamere Road**  
Trowbridge BA14 8ST

**Monthly Rental Of £1,350**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Three bedroom detached bungalow**

**Gas central heating**

**Large driveway**

**Unfurnished**

**Sought after location within easy reach of Trowbridge town centre**

**PVCu double glazing**

**Low maintenance rear garden**

**Available immediately**

This well presented three bedroom detached bungalow is situated in a popular residential location, offering spacious and well maintained accommodation throughout. The property comprises an entrance hall, generous lounge, modern kitchen/diner opening into a conservatory, three bedrooms and a contemporary family bathroom. Externally, the property benefits from an enclosed, low maintenance rear garden and driveway parking (garage not included). Conveniently located within easy reach of local amenities, schools and transport links, this property is available to let immediately.

### **The property comprises**

#### **Entrance Hall**

With PVCu front door, wood effect laminate flooring, radiator and built in storage cupboard.

#### **Kitchen/Diner 12' 11" x 8' 4" (3.94m x 2.55m)**

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker with extractor hood over, integrated fridge and freezer, space for washing machine, radiator, inset ceiling spotlights, PVCu double glazed windows to the side and rear and PVCu door to the Conservatory.

#### **Conservatory 10' 8" x 8' 5" (3.25m x 2.57m)**

Of PVCu construction with tiled flooring, radiator and french doors opening onto the rear garden.

#### **Lounge 13' 9" x 10' 7" (4.18m x 3.22m)**

With wood effect laminate flooring, radiator, feature fireplace and PVCu double glazed window to the front.

#### **Bedroom 1 9' 8" x 11' 8" (2.94m x 3.56m)**

With radiator and PVCu double glazed windows to the side and rear.

#### **Bedroom 2 10' 6" x 7' 7" (3.21m x 2.30m)**

With wood effect laminate flooring, radiator and PVCu double glazed window to the front.

#### **Bedroom 3 7' 4" x 6' 7" (2.24m x 2.01m)**

With wood effect laminate flooring, radiator, built in storage cupboard and PVCu double glazed windows to the side and rear.

#### **Bathroom**

With tiled flooring, white suite comprising bath, close coupled W.C and pedestal hand basin, heated towel rail, airing cupboard housing gas boiler, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

#### **Externally**

##### **To the front and side**

The property is approached via a large block paved driveway providing off road parking for numerous vehicles. An area of lawn and established planting enhance the frontage, while gated side access leads through to the enclosed rear garden. Please note that the garage is not included within the tenancy.

##### **To the rear**

An attractive, enclosed rear garden offering a low-maintenance design with artificial lawn, paved patio areas and raised planted borders. The garden provides an excellent space for relaxing and entertaining, whilst enjoying a good degree of privacy.

#### **Energy Performance**

The current EPC rating is C (71)

#### **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**

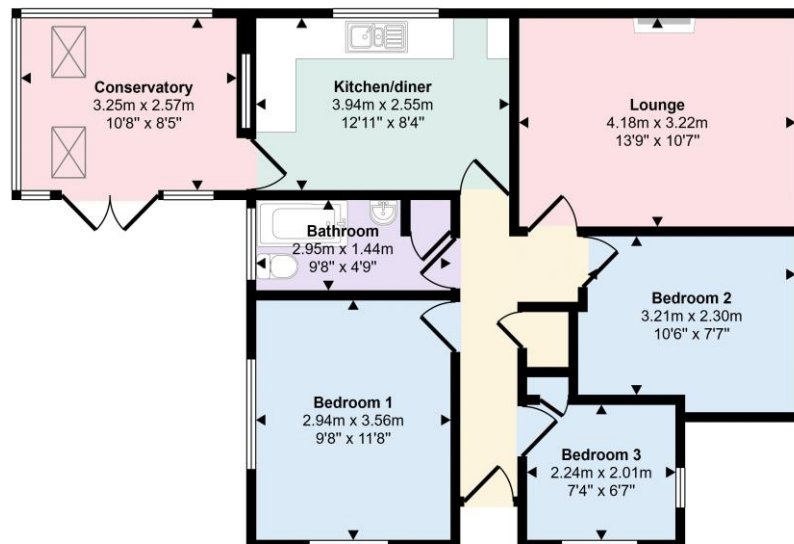
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area  
70 sq m / 749 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.