



**28 County Way**  
Trowbridge BA14 0NB

**Monthly Rental Of £1,350**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Spacious three bedroom townhouse**

**Close to schools**

**Modern kitchen with white goods including dishwasher**

**En-suite to master bedroom**

**Situated within easy reach of town centre and railway station**

**Downstairs W.C**

**Three double bedrooms**

**Enclosed rear garden**

**This spacious three bedroom townhouse is situated close to primary and secondary schools and within easy reach of Trowbridge town centre and railway station. Features include a modern kitchen with white goods including dishwasher, downstairs W.C, three double bedroom, en-suite to master bedroom, an enclosed rear garden, garage and off road parking for two vehicles. Available immediately, unfurnished.**

**The property comprises**

#### **Entrance Hall**

With radiator and stairs to the first floor.

#### **Cloakroom**

With white suite comprising low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

#### **Kitchen** *9' 11" x 6' 1" (3.03m x 1.85m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, integrated washing machine and dishwasher, freestanding fridge/freezer, sink/drain unit and PVCu double glazed window to the front.

#### **Lounge/Diner** *18' 4" x 13' 5" (5.60m x 4.08m) max*

With two radiators, gas fire with surround, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu double glazed french doors opening onto the rear garden.

#### **First Floor**

##### **Landing**

With linen cupboard, radiator and stairs to the second floor.

##### **Bedroom 2** *13' 5" x 10' 8" (4.08m x 3.24m)*

With freestanding wardrobe, two radiators and two PVCu double glazed windows to the rear.

##### **Bedroom 3** *13' 5" x 7' 9" (4.08m x 2.35m)*

With radiator and two PVCu double glazed windows to the front.

##### **Bathroom**

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator and extractor fan.

#### **Second floor**

##### **Master bedroom** *19' 8" x 9' 9" (5.99m x 2.96m)*

With two radiators, dressing area with built in wardrobe, PVCu double glazed window to the front and Velux window to the rear.

##### **En-suite**

With white suite comprising shower enclosure with mains rainfall shower, low level W.C and pedestal hand basin, radiator and Velux window to the rear.

#### **Externally**

##### **To the front**

Path to front door with storm porch.

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

The enclosed rear garden is mainly laid to lawn with a patio seating area and a path leading to a gate providing access to the rear.

##### **Garage and parking**

Single garage with up and over door and parking for two vehicles in front.

##### **Council tax**

The property is in council tax band D.

##### **Energy Performance**

The current EPC rating is C (74)

##### **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

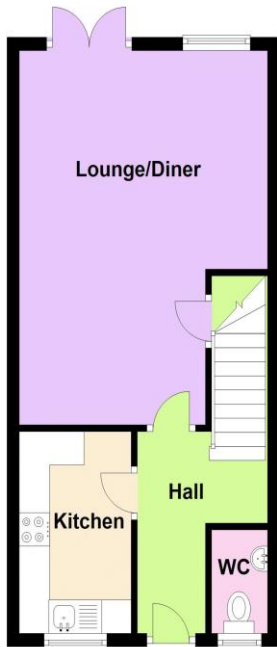
##### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



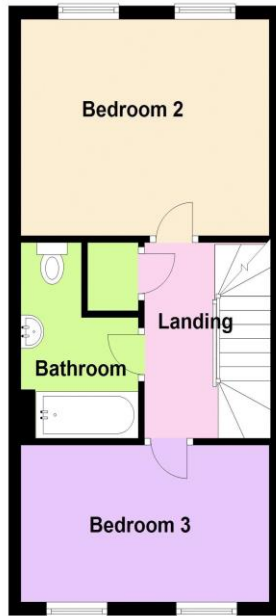
**Ground Floor**

Approx. 35.6 sq. metres (383.0 sq. feet)



**First Floor**

Approx. 35.6 sq. metres (383.0 sq. feet)



**Second Floor**

Approx. 25.6 sq. metres (276.0 sq. feet)

