



25A Westmead Crescent
Trowbridge BA14 0LY

Monthly Rental Of £900



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Nearly new one bedroom detached property

Extremely spacious

Open plan lounge/diner and modern kitchen

Garden room

Large double bedroom with built in wardrobes

En-suite bathroom with four piece suite

Gas central heating and PVCu double glazing

Parking for up to three vehicles

This nearly new, uniquely designed and exceptionally spacious one bedroom detached property is situated on the popular Westmead Crescent. The ground floor features a generous open plan lounge and dining area leading into a modern fitted kitchen, complemented by a downstairs cloakroom and a bright, spacious garden room. Upstairs, you'll find a large double bedroom with built in wardrobes and a well-appointed bathroom complete with a four-piece suite. Externally, the property provides off road parking for up to three vehicles, along with an enclosed garden that includes a storage shed with an additional W.C. Available immediately, unfurnished.

Situation

The property is situated within the popular Silver Street Lane area on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools and a one stop convenience store. The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.

The property comprises

Ground Floor

Entrance Hall

With composite front door, tiled flooring, radiator and PVCu double glazed window.

Lounge/Diner 14' 4" x 15' 5" (4.37m x 4.70m)

With two radiators, stairs to the first floor with storage cupboard under and PVCu french doors opening into the Garden room. Open plan into the Kitchen.

Kitchen 11' 5" x 6' 0" (3.49m x 1.83m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, sink/drainage unit, eye level double oven, ceramic hob with extractor hood over, integrated fridge/freezer, space for washing machine and dishwasher and PVCu double glazed window.

Garden Room 11' 11" x 10' 11" (3.62m x 3.34m)

With tiled flooring, two radiators, a range of double glazed and Velux windows and stable style door opening onto the garden.

First Floor

Landing

With PVCu double glazed window.

Bedroom 14' 5" x 13' 4" (4.39m x 4.07m)

With a range of built in wardrobes, cupboard housing Worcester gas combi boiler and PVCu double glazed window.

Bathroom 11' 0" x 6' 1" (3.35m x 1.86m)

With tiled flooring and splash backs, white suite extractor fan, inset ceiling spotlights and obscured PVCu double glazed window.

Externally

Driveway Parking

The property offers a car port and driveway, providing off road parking for up to three vehicles.

Garden

The rear garden can be accessed from both sides of the property and offers a private space, ideal for creating a beautiful garden. It includes a wooden storage shed with power supply and an additional W.C.

Council tax

The property is currently in council tax band B.

Energy Performance

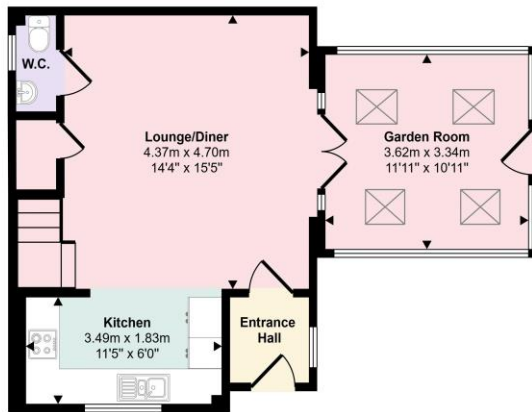
The current EPC rating is C (76)

Services

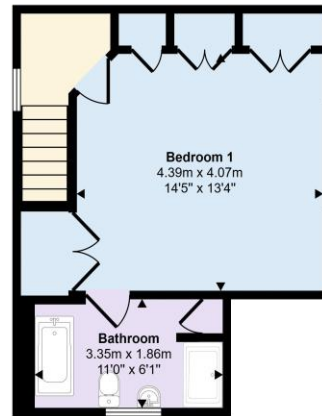
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.



Approx Gross Internal Area
81 sq m / 868 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft



First Floor
Approx 33 sq m / 354 sq ft

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.