



9 Mead Court
Trowbridge BA14 0SX

Monthly Rental Of £925.00



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Two bedroom house

Spacious lounge

Two well proportioned bedrooms

Low maintenance garden

Gas central heating

Kitchen/diner

Bathroom with shower over the bath

Allocated parking

This well presented two bedroom home is situated in the popular village of North Bradley, conveniently located on the outskirts of Trowbridge. The accommodation comprises an entrance hall, lounge and a kitchen/dining room on the ground floor. Upstairs, there are two well proportioned bedrooms and a bathroom with a shower over the bath. Externally, the property benefits from a low maintenance gravelled garden and allocated parking for one vehicle. The property is offered to let unfurnished and is available immediately.

The property comprises

Ground Floor

Entrance Porch

With PVCu front door.

Lounge 15' 9" x 12' 0" (4.79m x 3.66m)

With two radiators, stairs to the first floor and PVCu double glazed window to the front.

Kitchen/Diner 8' 8" x 12' 0" (2.64m x 3.66m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink and drainer unit, freestanding cooker with ceramic hob and extractor hood over, space for fridge/freezer and washing machine, radiator, PVCu double glazed window to the rear and PVCu door to the rear.

First Floor

Landing

With linen cupboard with radiator.

Bedroom 1 10' 0" x 12' 0" (3.06m x 3.66m)

With radiator, built in storage cupboard and two PVCu double glazed windows to the front.

Bedroom 2 7' 8" x 12' 0" (2.34m x 3.66m) max

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

Bathroom

With white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights and extractor fan.

Garden and parking

The property enjoys a low maintenance gravelled garden and allocated parking for one vehicle.

Council tax

The property is in council tax band B.

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.

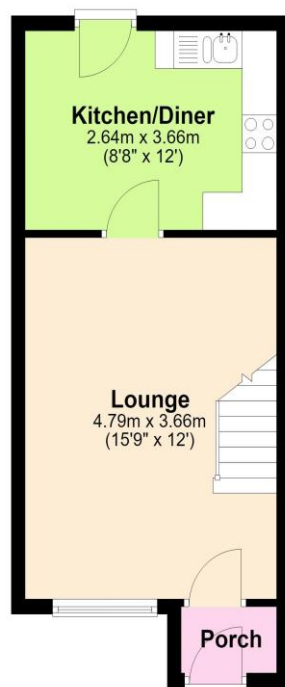
Disclaimer

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.



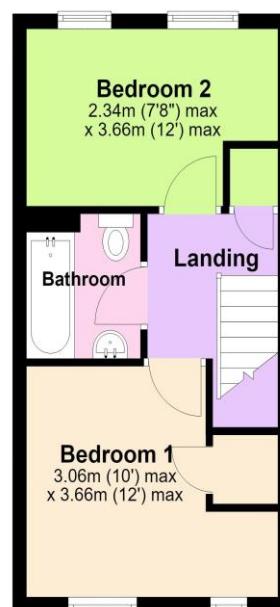
Ground Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.6 sq. feet)