



25 Brookmead
Trowbridge BA14 9QJ

Monthly Rental Of £1,250



Three bedroom end of terrace property

Close to the open countryside

Generous enclosed rear garden

Electric heating

Cul-de-sac location within the popular village of Southwick

Kitchen/diner

Garage

PVCu double glazing

This three bedroom end of terrace home is situated on a quiet cul-de-sac within the popular village of Southwick, next to the open countryside. Features include a kitchen/diner, a generous enclosed rear garden, garage, electric heating and PVCu double glazing. Available from mid January, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door and stairs to the first floor.

Lounge 12' 8" x 12' 6" (3.85m x 3.81m) max

With wood laminate flooring, wall mounted electric storage heater and PVCu double glazed window to the front.

Kitchen/Diner 15' 7" x 8' 8" (4.74m x 2.64m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge, freezer and washing machine, sink/drainer unit, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

Bedroom 1 11' 6" x 8' 4" (3.50m x 2.54m)

With wall mounted electric heater and PVCu double glazed window to the front.

Bedroom 2 9' 11" x 8' 4" (3.02m x 2.54m)

With PVCu double glazed window to the rear.

Bedroom 3/Study 8' 0" x 7' 0" (2.45m x 2.14m) max

With cupboard over the stairs housing hot water cylinder and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, hand basin and W.C, heated towel rail and obscured PVCu double glazed window to the rear.

Rear garden

The generous enclosed rear garden offers a good degree of privacy, with a patio seating area, an area laid to lawn, a raised decking area and covered pergola. A gate provides access to the side.

Garage

Within a block, with up and over door.

Council tax

The property is in council tax band B.

EPC Rating

The current EPC rating is E (44)

Services

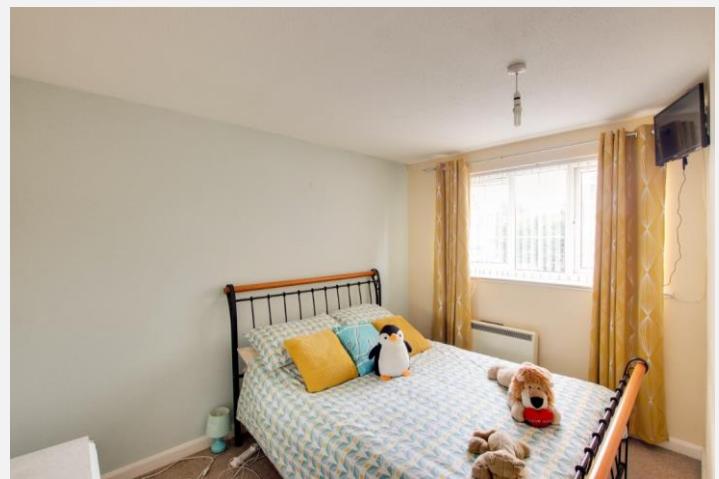
Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

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

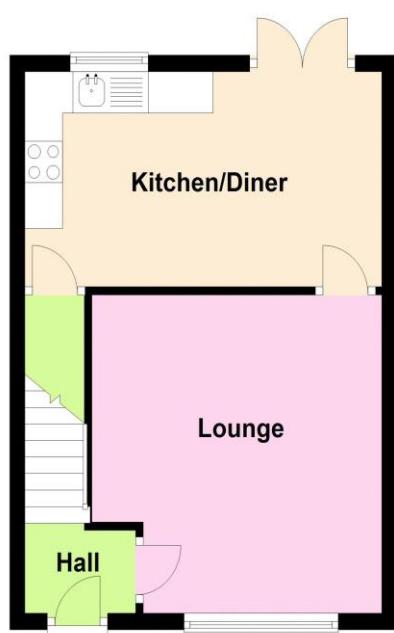
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



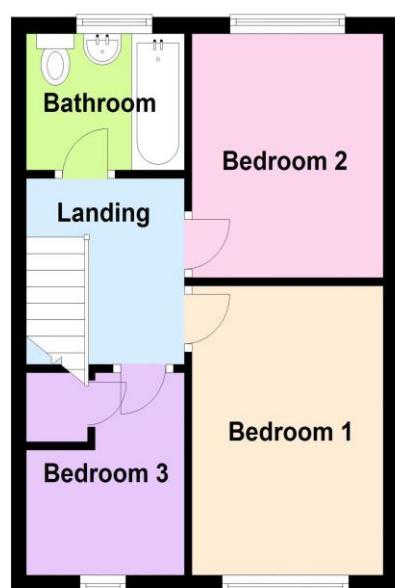
Ground Floor

Approx. 29.5 sq. metres (318.1 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 sq. feet)