



Flat F,7A Wicker Hill
Trowbridge BA14 8JS

Monthly Rental Of £795



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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One bedroom bungalow

PVCu double glazing

Communal courtyard garden

Unfurnished

Situated close to the town centre

Electric heating

Available immediately

This newly renovated one bedroom bungalow is situated in the Town centre of Trowbridge. Features include an open plan kitchen/living room, double bedroom, bathroom with shower over the bath, PVCu double glazing, electric heating and a communal courtyard area. Available immediately, unfurnished.

The property comprises:

Open plan Kitchen/Living Room *21' 0" x 10' 8"*
(6.4m x 3.24m)

A PVCu double glazed door leads you in to the living area with wood laminate flooring, wall mounted electric heater and TV aerial socket. The kitchen comprises of a range of eye level and base units with worktops over and tiled splashbacks, sink/drain unit, integrated electric oven and hob with extractor hood over, space for fridge/freezer and washing machine.

Bedroom *10' 6" x 7' 10" (3.2m x 2.4m)*

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

Bathroom *6' 6" x 5' 0" (1.98m x 1.52m)*

With wood laminate flooring, white suite comprising bath with mains rainfall shower over, close coupled W.C and pedestal hand basin, tiled splash backs and extractor fan.

Externally

The communal doorway is at street level on Wicker Hill, this leads to the fully enclosed communal courtyard area.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is D (57)

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 - 1000Mbps

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

