



TO LET

64A Frome Road, Southwick, BA14 9QQ

**£3,000 Per Month**



- Four bedroom detached new build home
- Available now
- Preferably no pets
- EPC - B
- Ample driveway parking and enclosed rear garden
- Initial 12 month let
- Council Tax - TBC

Southwick is a charming Wiltshire village that offers the perfect balance between countryside living and excellent everyday convenience. Situated just minutes from Trowbridge and within easy reach of Bradford-on-Avon, Frome and Bath, it is an ideal location for families and professionals alike. The village enjoys a strong sense of community, local amenities including a primary school, village hall and public houses, while the nearby Southwick Country Park provides beautiful open green space for walking, cycling and outdoor recreation. Excellent road links via the A361 and nearby rail services from Trowbridge make commuting to Bath, Bristol, Swindon and beyond both practical and convenient, allowing residents to enjoy a village lifestyle without compromising on connectivity.

## THE PROPERTY

Welcome to 64a From Road, Southwick. An impressive four bedroom, three bathroom detached family home with a stunning kitchen dining room overlooking the garden and fields beyond.

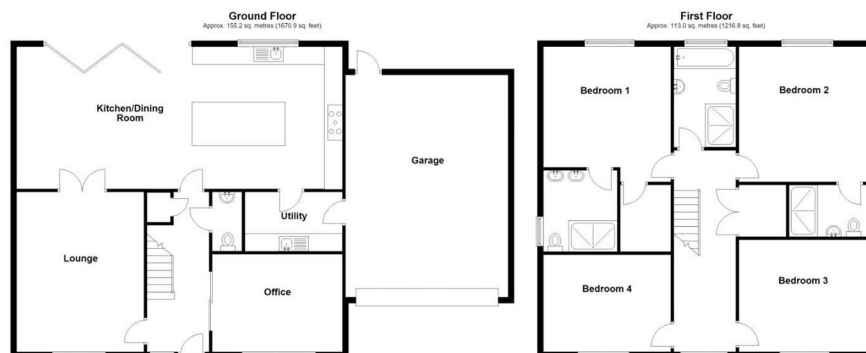
The ground floor accommodation comprises entrance hall, lounge with double doors opening onto the kitchen dining room with a range of worktops, kitchen island, integrated wine cooler, dishwasher, double ovens, and space for american style fridge freezer, utility room with access door onto the double garage, cloakroom, understairs storage cupboard and office / play room.

The first floor accommodation comprises landing with storage cupboard, bedroom one with dressing room and en-suite shower room, bedroom two with en-suite shower room, two further double bedrooms and bathroom.

The property further benefits from driveway parking for multiple cars, double garage with electric up and over door to the front and access door to the rear, gated access to the enclosed rear garden, air source heat pump, underfloor heating on the ground floor and radiator central heating on the first floor.

The property is to be let for an initial 12 month term and may be extended beyond this timeframe subject to landlord approval.

All room measurements are approx;  
 Kitchen Dining Room - 4.8m x 11m  
 Lounge: 5.4m x 4.3m  
 Office: 3.3m x 3.7m  
 Bedroom One: 4.075m x 4.3m  
 Dressing Room: 1.7m x 2.25m  
 Bedroom Two: 4.67m x 3.7m  
 Bedroom Three: 3.7m x 3.7m  
 Bedroom Four: 4.3m x 3.175m



## SITUATION

## Directions