



Flat 3,15a Warminster Road
Westbury BA13 3PD

Monthly Rental Of £575



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Ground floor studio flat

Integrated white goods

Shared courtyard

Available immediately

Under floor heating

Parking

Unfurnished

This ground floor studio flat is situated close to Westbury town centre. The property benefits from under floor heating, modern kitchen and shower room, off road parking and shared courtyard garden. Available from early September, unfurnished.

The property comprises

Lounge/Bedroom *13' 3" max x 10' 0" (4.04m max x 3.05m)*

With high gloss porcelain floor tiles with under floor heating, large storage cupboard with light, exposed wooden ceiling beam, television point with wiring built into wall, inset ceiling down lighting, remote controlled lighting and double glazed window to front.

Kitchen *6' 5" x 5' 9" (1.96m x 1.75m)*

With wood laminate flooring, a range of high gloss units, work tops with slate tiled splash backs, integrated electric eye level oven and electric hob, stainless steel sink with mixer tap, integrated washing machine and fridge, inset ceiling spot lights and double glazed window to front.

Bathroom

With porcelain floor tiles, electric shower, pedestal hand basin and low level W.C and extractor fan. NB The bath is for use only as a shower tray in this property.

Externally

There is a pretty shared courtyard garden and one parking space.

Council tax

The property is currently in council tax band A.

Energy performance

The current EPC rating is D (55)

Services

Mains electricity, water and drainage are connected. The property is heated by underfloor electric heating. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 5500Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



Ground Floor

