

16 Pipistrelle Crescent
Trowbridge BA14 7WR

Monthly Rental Of £1,750





Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Four/five bedroom detached property

Downstairs W.C

Dual aspect living room

Large conservatory with under floor heating

Situated within the desirable Castlemead development

Kitchen/Breakfast room

First floor family room/fifth bedroom

Two en-suites and family bathroom

This spacious and well presented four/five bedroom detached property is situated within the desirable Castlemead development, on the outskirts of Trowbridge. Features include a downstairs cloakroom, kitchen/breakfast room, large conservatory with under floor heating, flexible accommodation on the first floor with a spacious family room/fifth bedroom, four further generous bedrooms, two en-suite bathrooms, a low maintenance rear garden and double garage with off road parking in front. Available from early December, unfurnished.

Ground Floor

Entrance Hall
With radiator and stairs to the first floor.

Cloakroom
With white suite comprising low level W.C and pedestal hand basin, radiator and extractor fan.

Lounge *17' 3" x 9' 11" (5.25m x 3.02m)*
With two radiators, PVCu double glazed windows to the front and side and PVCu french doors opening into the conservatory.

Kitchen/Diner *17' 3" x 10' 0" (5.25m x 3.06m)*
With a range of eye level and base units, worktops with upstands, breakfast bar, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, PVCu double glazed window to the front and PVCu french doors opening into the conservatory.

Conservatory *22' 2" x 9' 5" (6.75m x 2.87m)*
With tiled floor, under floor heating and PVCu french doors opening onto the rear garden.

First Floor

Landing
With radiator.

Family room/bedroom 5 *17' 3" x 10' 1" (5.25m x 3.07m)*
With two radiators and PVCu double glazed windows to the front and rear.

Bedroom 3 *10' 0" x 8' 9" (3.04m x 2.67m)*
With radiator and PVCu double glazed window to the front.

Bedroom 4 *10' 0" x 7' 6" (3.04m x 2.28m) max*
With radiator and PVCu double glazed window to the rear.

Family Bathroom
With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Second Floor

Landing
With radiator and airing cupboard housing hot water cylinder.

Bedroom 1 *17' 3" x 10' 1" (5.25m x 3.07m)*
With two radiators and PVCu double glazed windows to the front and rear.

En-suite 1
With white suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 *12' 11" x 10' 0" (3.94m x 3.06m)*
With radiator and PVCu double glazed window to the rear.

En-suite 2
With white suite comprising double shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front and side
Path and steps to front door. Areas laid to gravel and an area to the side laid to lawn.

To the rear
The low maintenance rear garden is fully enclosed and laid to patio and gravel, with a gate providing access to the side.

Double garage *20' 0" x 19' 7" (6.10m x 5.98m)*
This large garage is located under a coach house to the rear of the property, with two up and over doors and allocated parking in front.

Council tax
The property is currently in council tax band E.

Energy Performance
The current EPC rating is C (79)

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.








Ground Floor
Approx. 63.4 sq. metres (682.9 sq. feet)
Conservatory
WC
Lounge
Kitchen/Diner
Entrance Hall
First Floor
Approx. 43.1 sq. metres (463.4 sq. feet)
Bedroom 4
Family room/bedroom 5
Landing
Bathroom
Bedroom 3
Second Floor
Approx. 43.0 sq. metres (462.8 sq. feet)
Bedroom 1
Landing
Bedroom 2
En-suite
En-suite