



**4 Hornbeam Road**  
Trowbridge BA14 0AF

**Monthly Rental Of £995**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Two bedroom coach house**

**Open plan kitchen/living room**

**Spacious garage**

**Unfurnished**

**Gas central heating**

**En-suite shower room**

**Allocated parking**

**Available from early March**

**This spacious two bedroom coach house is situated in a cul-de-sac within the desirable Silver Street Lane area of Trowbridge. Features include a spacious garage with parking in front, an open plan kitchen/living room, en-suite shower room, gas central heating and PVCu double glazing. Available from early March, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance Hall**

With stairs to the first floor.

##### **Landing**

With radiator and large built in storage cupboard.

##### **Open plan kitchen/living room** *17' 11" x 16' 2" (5.47m x 4.92m)*

With two radiators, a range of eye level and base units, worktops with upstands and breakfast bar, integrated electric oven and gas hob with extractor hood over, space for fridge, freezer, washing machine and dishwasher, two Velux windows to the rear and PVCu double glazed window to the front.

##### **Bedroom 1** *11' 10" x 9' 11" (3.61m x 3.02m)*

With two built in wardrobes and PVCu double glazed window to the front.

##### **En-suite**

With white suite comprising shower enclosure with mains shower, pedestal hand basin and close coupled W.C, radiator and Velux window to the rear.

##### **Bedroom 2** *8' 6" x 9' 5" (2.60m x 2.87m)*

With radiator and Velux window to the front.

##### **Bathroom**

With white suite comprising bath with shower attachment, pedestal hand basin and close coupled W.C, radiator and Velux window to the rear.

##### **Garage** *18' 1" x 13' 11" (5.52m x 4.25m) max*

With power, light and up and over door to the front. Driveway parking in front.

### **Council tax**

The property is currently in council tax band B.

### **Energy Performance**

The current EPC rating is C (77)

### **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.

### **Broadband**

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

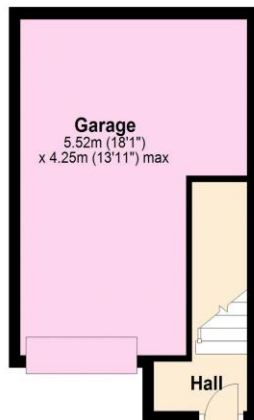
### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



### Ground Floor

Approx. 24.1 sq. metres (259.8 sq. feet)



### First Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.8 sq. feet)