



**1 Bulrush Place**  
Trowbridge BA14 8TZ

**Monthly Rental Of £995**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Spacious two bedroom detached coach house**

**Two double bedrooms**

**Gas central heating**

**Garage**

**Large open plan kitchen/living room**

**Modern bathroom**

**PVCu double glazing**

**Off road parking**

**This well presented and spacious two bedroom detached coach house is situated within the popular Staverton Marina development. The property offers a large open plan kitchen/living room, two double bedrooms as well as a modern bathroom with shower over the bath, garage and off road parking. Further features include gas central heating, PVCu double glazing and a front garden laid to lawn. Available from early May, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With radiator and stairs to the first floor.

#### **Landing**

With radiator and storage cupboard.

#### **Open plan Kitchen/Living Room** *16' 1" x 18' 11"* *(4.91m x 5.76m) max*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, one and a half bowl sink/drain unit, space for fridge/freezer and washing machine, two radiators and two PVCu double glazed windows to the front.

#### **Bedroom 1** *11' 0" x 9' 0" (3.35m x 2.74m)*

With radiator, built in wardrobe and PVCu double glazed window to the front.

#### **Bedroom 2** *13' 10" x 9' 4" (4.22m x 2.85m)*

With radiator and two Velux windows to the rear.

#### **Bathroom**

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

#### **Externally**

#### **Garage and parking**

Single garage with storage cupboard, power, light and up and over door to the front. Off road parking in front.

#### **Front garden**

The property comes with its own front garden laid to lawn.

#### **Council tax**

The property is 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**

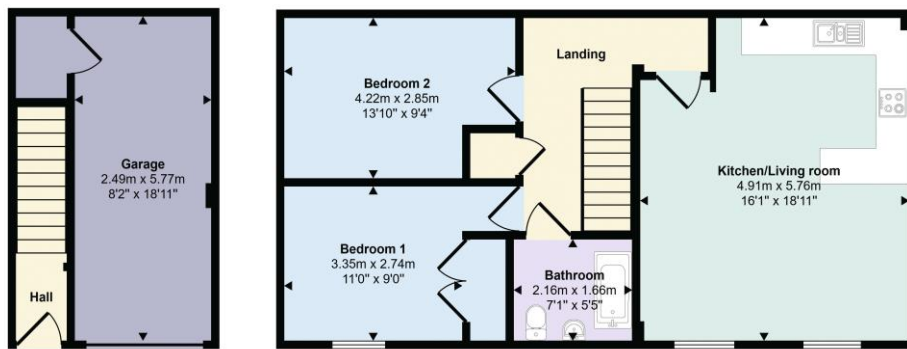
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area  
87 sq m / 935 sq ft



Ground Floor  
Approx 21 sq m / 221 sq ft

First Floor  
Approx 66 sq m / 714 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.