



111 Warminster Road
Westbury BA13 3PP

Monthly Rental Of £700



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom cottage

PVCu double glazing

Unfurnished

Gas central heating

Detached garden

Available immediately

This two bedroom cottage is situated on the outskirts of Westbury. The property benefits from gas central heating, PVCu double glazing and detached garden. Available immediately, unfurnished.

The property comprises

Lounge *12' 5" x 10' 5" (3.78m x 3.17m)*

With PVCu front doors, wood laminate flooring, radiator and double glazed window to the front.

Kitchen *11' 6" x 4' 0" (3.51m x 1.22m)*

With a range of wall and base units, work tops with tiled splash backs, sink/drainage, cooker, space for fridge/freezer and washing machine and double glazed window to the front.

Bedroom 1 *9' 6" x 7' 11" (2.90m x 2.41m) max*

With radiator and double glazed window to the front.

Bedroom 2 *12' 2" x 6' 2" (3.70m x 1.88m) max*

With radiator, hand basin and double glazed window to the front.

Bathroom

With W.C and bath with shower over.

Externally

The property comes with its own a detached garden, available for the tenants to use if they wish.

Council tax

The property is in council tax band A.

Energy performance

The current EPC rating is D (65)

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 - 1000Mbps

Mobile phone coverage

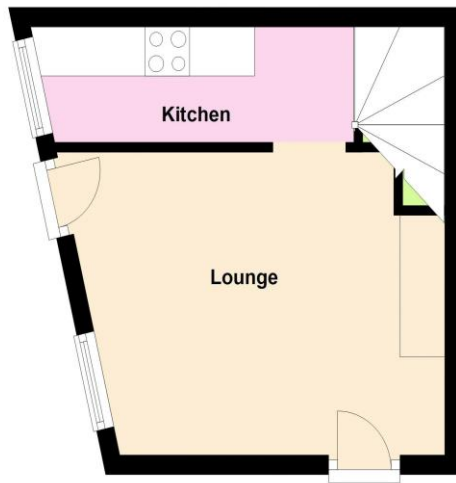
Outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



Ground Floor



First Floor

