

71 Bremeridge Road
Westbury BA13 3UJ

Monthly Rental Of £1,100





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

Two bedroom semi detached house

Gas central heating

PVCu double glazing

Driveway parking

Garage

Enclosed rear garden

Unfurnished

Available immediately

Wrights Residential are delighted to present this two bedroom semi detached home, situated in a cul de sac location on the outskirts of Westbury. The property offers many features including gas central heating, PVCu double glazing, driveway parking, garage and enclosed garden. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance hall
With PVCu front door, double panel radiator and stairs to first floor.

Lounge/Diner *16' 9" max x 11' 10" max (5.11m max x 3.6m max)*
With two radiators, television point, coved ceiling and PVCu double glazed window to the front.

Kitchen/Breakfast Room *11' 10" x 7' 10" (3.6m x 2.4m)*
With tiled floor, a range of eye level/base units with rolled worktops over and tiled splash backs, stainless steel sink/drainer unit, integrated electric oven and 4 ring hob with extractor hood over, wall mounted combi boiler, PVCu double glaazed window to the rear and PVCu patially glazed back door.

First Floor

Landing
With loft hatch.

Bedroom 1 *11' 8" x 11' 10" max (3.56m x 3.61m max)*
With radiator and PVCu double glazed window to the front.

Bedroom 2 *10' 9" x 6' 9" (3.28m x 2.07m)*
With radiator, linen cupboard with radiator and PVCu double glazed window to the rear.

Bathroom *7' 11" x 4' 9" (2.41m x 1.46m)*
With white suite comprising panelled bath with shower attachment, pedestal hand basin and close coupled W.C, partially tiled walls, radiator and obscured PVCu double glazed window to the rear.

Externally

Garage *16' 5" x 8' 3" (5.01m x 2.51m)*
With up and over door to the front, door to the rear, power and light.

To the front
There is a tarmac driveway in front of the garage with a path leading to the front door.

To the rear
The enclosed rear garden is low maintenance and partially laid to patio with a raised decking area. There is an outside tap and a PVCu door leading to the garage.

Council tax
The property is in council tax band B.

Energy Performance
The current EPC rating is C (71)

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.








Ground Floor
First Floor
Kitchen/Breakfast Room
Lounge/Diner
Garage
Hall
Bathroom
Bedroom 2
Landing
Bedroom 1