

14 Marsh Road
Trowbridge BA14 7PR

Monthly Rental Of £1,450





Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious detached bungalow

Village location

Gas central heating

Double glazing

Kitchen

Utility/dining room

Three double bedrooms

Spacious bathroom and additional cloakroom

This spacious three bedroom detached bungalow is situated within the village of Hilperton Marsh. Features include gas central heating, double glazing, three double bedrooms, spacious bathroom and additional cloakroom, large front and rear gardens, garage and driveway parking for several vehicles. Available late December, unfurnished.

The property comprises

Entrance Porch
With PVCu front door.

Hallway
With radiator.

Kitchen *11' 6" x 10' 10" (3.51m x 3.30m)*
With tiled floor, a range of eye level and base units, worktops with tiled splash backs, freestanding cooker with double oven and ceramic hob, extractor hood over, one and a half bowl sink/drainer unit, radiator, built in storage cupboard and opening through to the utility/dining room.

Lounge *15' 5" x 8' 8" (4.71m x 2.64m)*
With parquet flooring, radiator and PVCu sliding patio doors opening onto the rear garden.

Utility/dining room *14' 5" x 7' 10" (4.40m x 2.39m)*
With tiled floor, base unit with worktop over and tiled splash back, tall fridge, fridge/freezer, dishwasher and washing machine, radiator, PVCu double glazed windows to the side and rear and PVCu door to the side.

Bedroom 1 *15' 7" x 10' 11" (4.75m x 3.33m)*
With radiator and PVCu double glazed window to the front.

Bedroom 2 *13' 3" x 9' 11" (4.05m x 3.03m)*
With radiator, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 3 *10' 11" x 9' 11" (3.34m x 3.03m)*
With radiator, built in storage cupboard and PVCu double glazed window to the front.

Bathroom
With white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Cloakroom
With low level W.C, radiator and obscured PVCu double glazed window to the side.

Externally

To the front and side
The property offers a large gated front garden and driveway parking for several vehicles in front of the garage.

Garage
With double wooden doors to the front and power socket.

To the rear
The private enclosed rear garden offers a spacious area laid to lawn and a range of mature shrubs and trees, a patio seating area, garden shed and a gate providing access to the side.

Council tax
The property is in council tax band E.

Energy Performance
The current EPC rating is D (64)

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 good - source Ofcom.







Ground Floor

Approx. 105.8 sq. metres (1138.9 sq. feet)



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)