



7 Maunders Drive
Trowbridge BA14 8UG

Monthly Rental Of £1,400



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

Three bedroom semi detached home

Double glazing

En-suite to Master bedroom

Garage

Gas central heating

Downstairs cloakroom

Enclosed rear garden

Driveway parking

This spacious three bedroom semi detached property is situated within the desirable Staverton Marina development. Features include gas central heating, double glazing, downstairs cloakroom, en-suite to the master bedroom, enclosed garden, garage and driveway parking. Available from mid/late November, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to first floor with storage cupboard underneath.

Cloakroom

With suite comprising low level W.C and hand basin, radiator and obscured PVCu double glazed window to the front.

Lounge 15' 7" x 9' 6" (4.75m x 2.90m)

With radiator, wall mounted electric fire, television point, PVCu double glazed window to the front and PVCu french doors opening into the rear garden.

Study 9' 5" x 7' 10" (2.87m x 2.39m) *irregular shape*

With radiator and PVCu double glazed window to the front.

Dining Room 10' 9" x 8' 9" (3.28m x 2.67m) *irregular shape*

With wood laminate flooring, radiator, PVCu french doors opening into the garden and arch into the Kitchen.

Kitchen 8' 5" x 6' 4" (2.57m x 1.93m)

With a range of wall and base units, rolled work tops with tiled splash backs, one and a half bowl sink/drainers, integrated oven/gas hob with extractor hood over, Space for washing machine, tumble dryer and fridge/freezer. PVCu double glazed window to the front.

First Floor

Landing

With airing cupboard.

Master bedroom 10' 7" x 9' 6" (3.23m x 2.90m)

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

En-suite

With suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 15' 6" x 6' 3" (4.72m x 1.91m) *irregular shape*

With radiator, and two PVCu double glazed windows to the front.

Bedroom 3 10' 9" x 8' 9" (3.28m x 2.67m) *irregular shape*

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Externally

To the rear

The enclosed rear garden is mainly laid to decking with gates access to the driveway.

Garage

With up and over door to the front, power and light, personal door to the rear garden. Driveway to the front providing off road parking for two vehicles.

Council tax

The property is currently in council tax band C.

Energy Performance

The current EPC rating is C (74)

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.



Ground Floor



First Floor

