



56 Little Marsh
Trowbridge BA14 6JE

Monthly Rental Of £1,100



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

Modern electric heating

Newly fitted kitchen and shower room

Single bedroom/study

Popular village location

Two reception rooms

Two double bedrooms

Small garden area to the rear (not enclosed)

This newly renovated two/three bedroom cottage is situated in the popular village of Semington. Features include modern electric heating, two reception rooms, a modern kitchen and ground floor shower room, two double bedrooms and a single bedroom/office. Externally the property offers a small garden area to the rear and on road parking is available to the front (non allocated). Available from early May, unfurnished.

The property comprises

Ground Floor
Entrance Porch

Lounge *12' 11" x 12' 0" (3.93m x 3.66m)*

With two wall mounted electric heaters, feature wood burning stove and PVCu double glazed window to the front.

Dining Room *10' 8" x 6' 7" (3.25m x 2.00m)*

With wall mounted electric heater, stairs to the first floor and PVCu double glazed window to the rear.

Kitchen *7' 2" x 9' 0" (2.18m x 2.75m)*

With a range of eye level and base units, worktops with upstands, inset sink and drainer unit, space for electric cooker with extractor hood over, space for fridge and washing machine and PVCu double glazed window to the side.

Rear Hall

With wall mounted electric heater and door to the rear.

Shower Room

With white suite comprising shower enclosure with electric shower, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

First Floor

Bedroom 1 *13' 1" x 12' 2" (3.98m x 3.72m)*

With wall mounted electric radiator and PVCu double glazed window to the front.

Bedroom 3 *10' 6" x 6' 9" (3.20m x 2.05m)*

With wall mounted electric radiator, stairs to the second floor and PVCu double glazed window to the rear.

Second Floor

Bedroom 2 *13' 2" x 9' 10" (4.01m x 2.99m)*

With wall mounted electric radiator and Velux window to the rear.

Externally

The property is let with a section of the rear garden, which is predominantly laid to lawn, providing outdoor space for the tenant's use. NB: The garden is not enclosed.

Council Tax

The property is in council tax band B.

Energy Performance

The current EPC rating is E (44)

Services

Mains electricity, water and drainage are connected. The property is heated by electric room heaters. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

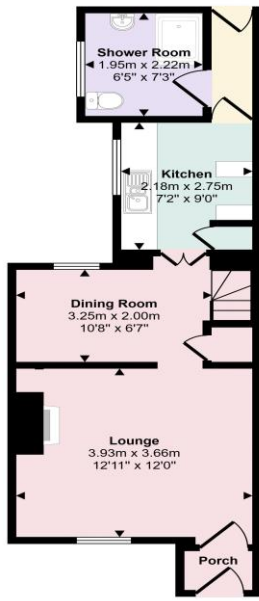
Outdoor coverage is likely - source Ofcom.

Disclaimer

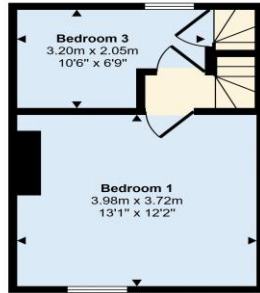
Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed 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.



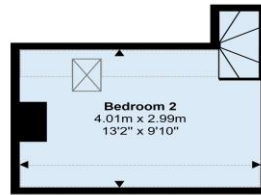
Approx Gross Internal Area
74 sq m / 800 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 24 sq m / 253 sq ft



Second Floor
Approx 13 sq m / 135 sq ft

Denotes head height below 1.5m

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.