



3 The Grove
Warminster BA12 0NT

Monthly Rental Of £1,400



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Newly renovated three bedroom home

Electric central heating with solar panels

Newly fitted Kitchen/Diner

Spacious lounge

W.C

Three well proportioned bedrooms

Newly fitted bathroom with shower over the bath

PVCu double glazing

This newly renovated three bedroom property offers spacious and well presented accommodation throughout, situated in the popular village of Codford. The property benefits from a generous lounge, modern kitchen/diner, ground floor WC, three well proportioned bedrooms and a contemporary family bathroom. Further features include a generous enclosed rear garden, useful brick-built outbuilding and an air source heat pump heating system together with solar panels. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With stairs to the first floor.

Lounge 9' 11" x 17' 5" (3.02m x 5.32m)

With two radiators and PVCu double glazed windows to the front and rear.

Kitchen/Diner 10' 8" x 17' 8" (3.25m x 5.38m)

With a range of eye level and base units, worktops with splash backs, inset sink and drainer unit, freestanding electric cooker with extractor hood over, space for fridge, freezer and washing machine, two radiators, door to the rear and PVCu double glazed windows to the front and rear.

W.C

With close coupled W.C, extractor fan and obscured PVCu double glazed window to the side.

First Floor

Landing

Bedroom 1 10' 0" x 11' 4" (3.06m x 3.46m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 13' 0" x 8' 9" (3.95m x 2.67m)

With radiator, cupboard housing electric boiler and PVCu double glazed window to the front.

Bedroom 3 7' 9" x 8' 2" (2.36m x 2.50m)

With radiator and PVCu double glazed window to the rear.

Bathroom

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

Outhouse 7' 2" x 14' 8" (2.19m x 4.46m)

With power and windows to the side and rear.

Externally

To the front

To the front of the property is a gravelled area providing an attractive approach to the entrance, with a pathway beyond overlooking an open green. Non-allocated parking is available within the communal parking area opposite the property.

Rear Garden

The property benefits from an enclosed rear garden, predominantly laid to lawn and enclosed by timber fencing. Immediately outside the rear of the property is a gravelled area with access to the brick-built outbuilding, with steps leading up to the main garden. There is also gated side access providing access to the rear.

Council tax

The property is currently in council tax band B.

Energy performance

The current EPC rating is D (59)

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 10000Mbps

Mobile phone coverage

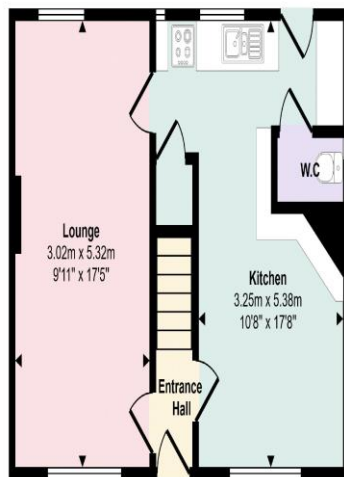
Outdoor coverage is likely - source Ofcom.

Services

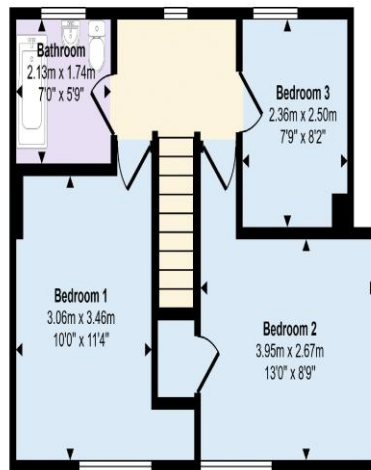
Mains gas, electricity, water and drainage are connected. The property is heated by a an Air source heat pump heating system with solar panels. Please note that the Agent has not tested any appliances.



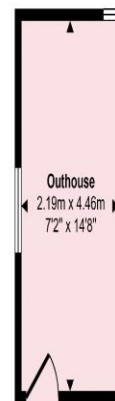
Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 42 sq m / 448 sq ft



Outhouse
Approx 10 sq m / 105 sq ft

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.