



12 Walmesley Chase
Trowbridge BA14 7HY

Monthly Rental Of £1,600



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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Four bedroom sem detached property

Two reception rooms

Downstairs W.C

Gas central heating

This spacious four bedroom semi-detached family home is situated within the popular Paxcroft Mead area of Trowbridge, offering well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall, cloakroom, comfortable lounge, separate dining room, kitchen and conservatory overlooking the rear garden. Upstairs are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys a generous enclosed rear garden, an integral garage and driveway parking. The property will be offered unfurnished and available from late September.

The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Cloakroom

With tiled flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window.

Lounge 11' 8" x 15' 3" (3.55m x 4.66m)max

With two radiators and PVCu double glazed bay window to the front.

Dining Room 7' 9" x 9' 10" (2.37m x 3m)

With radiator, storage cupboard under the stairs and double doors opening to the conservatory.

Kitchen 6' 9" x 9' 7" (2.05m x 2.93m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, inset sink and drainer unit, space for fridge/freezer and washing machine and PVCu double glazed window to the rear.

Conservatory 11' 1" x 9' 3" (3.39m x 2.82m)

Of PVCu construction with tiled flooring and french doors opening onto the rear garden.

First Floor

Landing

With airing cupboard housing hot water cylinder.

Bedroom 1 12' 5" x 15' 0" (3.79m x 4.57m)max

With radiator, large wardrobes and PVCu double glazed windows to the front and rear.

En-suite 6' 0" x 4' 7" (1.83m x 1.40m)With white suite comprising shower enclosure with mains shower, W.C and hand basin, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window.

Bedroom 2 8' 6" x 12' 7" (2.59m x 3.84m)max

With a range of fitted wardrobes, radiator and PVCu double glazed window to the rear.

Situated within the popular Paxcroft Mead area

Spacious conservatory

En-suite shower room

Enclosed rear garden

Bedroom 3 7' 7" x 11' 3" (2.32m x 3.42m)

With fitted wardrobes, radiator and PVCu double glazed window to the front.

Bedroom 4 6' 11" x 6' 10" (2.10m x 2.08m)

With built in storage cupboard, radiator and PVCu double glazed window to the front.

Bathroom 5' 10" x 6' 2" (1.79m x 1.87m)

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

Externally

To the front

To the front of the property is a driveway providing off road parking in front of the integral single garage. A pathway leads to the front entrance, while gated side access leads through to the rear garden.

Garage 14' 10" x 16' 1" (4.52m x 4.89m)

With up and over door to the front, power, light and rear door to the garden.

To the rear

The property benefits from a generous enclosed rear garden, predominantly laid to lawn with a paved patio area, providing an ideal space for outdoor seating and entertaining. The garden also benefits from rear access into the garage, together with gated side access leading to the front of the property.

Council tax

The property is in council tax band D.

Energy performance

The current EPC rating is C (73)

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 - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
117 sq m / 1261 sq ft



Ground Floor
Approx 66 sq m / 712 sq ft

First Floor
Approx 51 sq m / 549 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.