



**13 Bartletts Mead**  
Trowbridge BA14 6HF

**Monthly Rental Of £1,200**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

## Two bedroom terraced house

PVCu double glazing

Enclosed rear garden

Driveway parking

Situated within the popular village of Steeple Ashton

Modern electric heating

Large garage

Unfurnished

This two bedroom terraced house is situated within the popular village of Steeple Ashton. Features include PVCu double glazing, modern electric heating, large enclosed rear garden, garage and driveway parking. Available from mid June, unfurnished.

### The property comprises

#### Ground Floor

##### Porch

With tiled flooring, PVCu double glazed front door and PVCu double glazed window.

##### Lounge *12' 8" x 13' 0" (3.86m x 3.96m)*

With wood laminate flooring, storage cupboard under the stairs, modern electric heater and PVCu double glazed window to the front.

##### Kitchen/Diner *9' 9" x 12' 11" (2.97m x 3.94m)*

With a range of eye level and base units, integrated oven and hob with extractor hood over, space for fridge freezer and washing machine, wood laminate flooring, modern electric heater, PVCu double glazed window to the rear and PVCu double glazed back door.

#### First Floor

##### Landing

With airing cupboard.

##### Bedroom 1 *9' 8" x 9' 7" (2.95m x 2.93m) max*

With built in wardrobe, modern electric heater and PVCu double glazed window to the front.

##### Bedroom 2 *9' 10" x 6' 10" (3.00m x 2.08m)*

With built in wardrobe, modern electric heater and PVCu double glazed window to the rear.

##### Bathroom

With wood laminate flooring, white suite comprising bath with electric shower over, pedestal hand basin, low level w.c, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

Driveway parking in front of the garage.

#### Garage

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

#### To the rear

Good size enclosed garden laid to lawn and patio with a rear door to the garage.

#### Council tax

The property is in council tax band C.

#### Energy Performance

The current EPC rating is D (57)

#### Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

#### Broadband

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

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



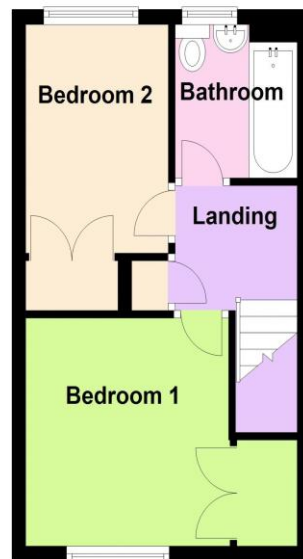
### Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



### First Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 72.0 sq. metres (775.4 sq. feet)