24 Taylors View
Trowbridge BA14 8TG

Monthly Rental Of £1,350

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

Three bedroom townhouse

Accommodation arranged over three floors

Ground floor study

Family bathroom and separate cloakroom

Convenient location close to Trowbridge town centre

Kitchen/diner with access to the rear garden

Spacious first floor lounge

Gas central heating

This well presented three bedroom townhouse is conveniently situated in Taylors View, within easy reach of Trowbridge town centre and its amenities. Arranged over three floors, the accommodation comprises a kitchen/diner, study and entrance hall on the ground floor, a spacious lounge, third bedroom and cloakroom on the first floor, and two further bedrooms and a family bathroom on the second floor. Further benefits include an enclosed rear garden, garage and parking for one vehicle. Available immediately, unfurnished.

The property comprises

Ground Floor

Study *11' 8" x 7' 5" (3.56m x 2.25m)*
With composite front door, radiator and PVCu double glazed window to the front.

Hall *11' 9" x 6' 5" (3.58m x 1.96m)*
With radiator and stairs to the first floor with storage cupboard under.

Kitchen/Diner *11' 6" x 10' 6" (3.51m x 3.19m)*
With a range of eye level and base units, worktops with tiled splash backs, ine and a half bowl sink/drainer unit, integrated electric oven and induction hob with extractor hood over, space for fridge/freezer and washing machine, radiator, PVCu double glazed window to the rear and PVCu French doors opening onto the rear garden.

First Floor

First Floor Landing
With radiator and stairs to the second floor.

Cloakroom
With white suite comprising close coupled W.C and pedestal hand basin.

Lounge *11' 8" x 10' 4" (3.55m x 3.14m)*
With two radiators and two PVCu double glazed windows to the rear.

Bedroom 3 *11' 8" x 7' 5" (3.56m x 2.26m)*
With radiator and PVCu double glazed window to the front.

Second floor

Landing

Bedroom 1 *11' 9" x 10' 6" (3.57m x 3.20m)max*
With radiator, airing cupboard housing hot water cylinder and two PVCu double glazed windows to the rear.

Bedroom 2 *11' 8" x 7' 7" (3.55m x 2.32m)*
With radiator and two PVCu double glazed windows to the front.

Bathroom *4' 8" x 8' 8" (1.41m x 2.64m)*
With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Externally

Rear Garden
The enclosed rear garden is laid to gravel with a gate providing access to the rear.

Garage and Parking *8' 9" x 17' 4" (2.66m x 5.29m)*
Single garage with up and over door and eaves storage. Parking for one vehicle in front.

Council Tax
The property is in council tax band D.

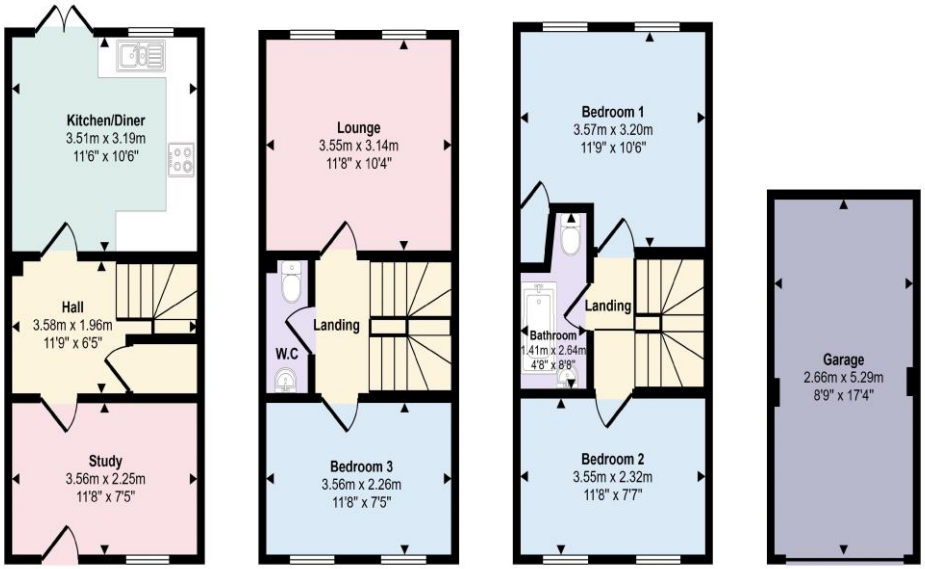
Energy performance
The current EPC rating is C (69)

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
96 sq m / 1037 sq ft



Ground Floor
Approx 27 sq m / 293 sq ft

First Floor
Approx 27 sq m / 293 sq ft

Second Floor
Approx 28 sq m / 299 sq ft

Garage
Approx 14 sq m / 152 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.