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42 Hollis Way, Southwick, Trowbridge,  
Wiltshire, BA14 9PH

£1,550 pcm

A lovely 3 bedroom detached, family house benefiting from a good sized garden and located in the popular village of Southwick. This property is let on a long term basis for a minimum of 12 months, unfurnished. Pets considered.

Available now

# Key Features

- 3 Bedroom detached property
  - Good size rear garden
  - Pets considered at landlords discretion
- Popular village location
  - Garage and parking for 2 vehicles
  - Large kitchen/dining/conservatory

## Description

The property is situated in the village of Southwick, approximately 4½ miles from the market town of Bradford on Avon and approximately 2 miles from the county town of Trowbridge. 42 Hollis Way briefly comprises: 3 bedrooms and a family bathroom on the first floor and on the ground floor: living room, kitchen/diner, conservatory, utility room and a cloakroom. The property also benefits from private garden, garage and a driveway for 2 vehicles.

## Accommodation

Ground Floor	First Floor
<b>Hallway</b>	<b>Bedroom 1</b>
with door leading to the living room, radiator.	being front aspect with double glazed window, radiator, TV point, double wardrobe with built in shelving and hanging rail.
<b>Living Room</b>	<b>Bedroom 2</b>
having front aspect double glazed window with stairs rising to the first floor, 2 radiators, TV point, stone fireplace with inset electric fire and a door leading to the open plan kitchen/diner.	being rear aspect with double glazed window, radiator, double wardrobe with built in shelving and hanging rail.
<b>Dininig Area</b>	<b>Bedroom 3/ study</b>
with slate tiled flooring, double panelled radiator open to the kitchen and also conservatory.	being front aspect with double glazed window, radiator, recess shelving.
<b>Kitchen/diner</b>	<b>Bathroom</b>
with matching range of eye and base level units, wooden worksurface area incorporating with single bowl stainless steel sink with mixer tap and drainer, built in low level fridge and dishwasher, breakfast bar, part tiled walls, electric oven, 4 ring gas hob and extractor fan set into a recess, full high cupboard with shelving, continuation of tiled flooring from the dining room, rear aspect window overlooking the garden, door to utility room.	with matching white 3 piece suite comprising low flush W.C, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, telephone shower attachment, glazed shower screen, part tiled walls, tiled flooring, water heated towel rail, extractor fan, downlighting, rear aspect with frosted double glazed window.
<b>Utility Room</b>	<b>External</b>
with matching flooring from the kitchen, eye and base units with wooden worksurface area incorporating with single bowl stainless steel sink with mixer tap and drainer, part tiled walls, extractor fan, space and plumbing for washing machine, rear aspect window, doors to: cloakroom, garden and garage.	<b>Garage</b>
<b>Cloakroom</b>	with single up and over door, side aspect window, wall mounted combination boiler, power and light, door to the utility room.
with frosted window, low flush W.C, corner mounted wash hand basin with a tiled splashback, matching flooring from utility room.	<b>Front of the house</b>
<b>Conservatory</b>	with an area of level lawn, brick block driveway providing space for 2 vehicles leading to the garage and gated side access.
being of half brick construction with a polycarbonate roof, glazed windows to rear and side with double opening door to the patio and garden, matching slate tiled flooring from dining area.	<b>Rear Garden</b>
	with a brick block patio, area of level lawn, raised flower boarder, timber garden shed all enclosed by privacy fencing.

## General Information

Council tax band C £1952.89  
EPC Rating D  
Holding Deposit equivalent to 1 week rent of £355.00  
Damages Deposit equivalent to 5 weeks rent of £1775.00

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