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15 Cedar Tree Close Devizes Road, Hilperton, £1,625 pcm  
Trowbridge, Wiltshire, BA14 7XJ

A detached 3 bedroom house built by Ashford Homes featuring a modern kitchen/diner and utility room, large lounge, en-suite facilities, a study, gardens to the front and back with car port parking for 2 cars. Available as a long term let, unfurnished.

Available from 12th August 2024

Unfurnished



# Key Features

- Detached 3 bed house
- Car Port parking for 2 cars in tandem
- Modern kitchen/diner with integrated Neff appliances
- Study and utility room
- Finished to a very high standard
- Generous garden
- En suite & bathroom with Villeroy & Boch sanitary ware
- Pets considered at landlords discretion

# Description

Built by Ashford Homes, this generous 3 bedroomed detached house enjoys a corner plot within this small development situated in the village of Hilperton. Finished to a very high standard and with underfloor heating throughout, this family house enjoys a modern kitchen/dining room with double doors opening onto a patio within the private garden. Fitted with modern shaker style units and integrated Neff appliances, quartz worktops and benefiting from a utility room, a study to allow home working, a large double aspect lounge with doors to the rear garden along with 3 generous bedrooms, finished with a family bathroom and ensuite, this house provides flexible, light and modern living space.

# Accommodation

## FRONT EXTERNALLY

### UPVC part glazed front door leading to Hallway

with tiled floor, Heatmiser underfloor heating control, chrome light switches & sockets, downlighting, smoke detector, stairs rising to first floor and part glazed wooden door leading to

### Lounge

with wood effect laminate flooring, downlighting, UPVC window to front and French doors to rear with access to patio and rear garden, underfloor heating control

### Study

with wooden door, wood effect laminate flooring, pendant light, underfloor heating control and UPVC window to front

### Lounge/dining room

part glazed wooden door, tiled floor with underfloor heating, UPVC window to side, French doors opening to patio and rear garden, matching range of shaker style white and dark grey units, quartz upstand and worktop housing Neff ceramic hob with Neff stainless steel extractor, integrated Neff dishwasher, double oven with microwave over, fridge freezer, stainless steel inset 1 1/2 bowl Caple sink with chrome mixer tap, downlighting, door leading to

### Utility room

with white shaker style floor standing cupboards and quartz worktop with inset butler style sink with chrome mixer tap, Worcester boiler providing heating and domestic hot water, space for washing machine, privacy glazed UPVC window to side, extractor

### Downstairs cloakroom

with tiled floor and part tiled walls, matching range of Villeroy and Boch sanitary ware comprising of WC and wash hand basin with chrome mixer tap, downlighting, extractor

### Understairs storage

with lighting, tiled floor

## FIRST FLOOR

### Landing with access to loft space and doors leading to Main Bedroom

with wooden door, UPVC windows to front and back, downlighting, wood effect laminate flooring, triple built in wardrobe, wall lights, door into

### En-suite

with tiled floor and part tiled walls, downlighting, matching range of Villeroy and Boch sanitary ware comprising of a large walk in shower with chrome thermostatic shower with rain head and hand held attachment, glazed shower screen, WC, wash hand basin with chrome mixer tap, wall light, grey ladder style radiator, extractor

### Bedroom 2

with wood effect laminate flooring, pendant light, dual side aspect UPVC windows

### Bedroom 3

with wood effect laminate flooring, pendant light, UPVC window to side

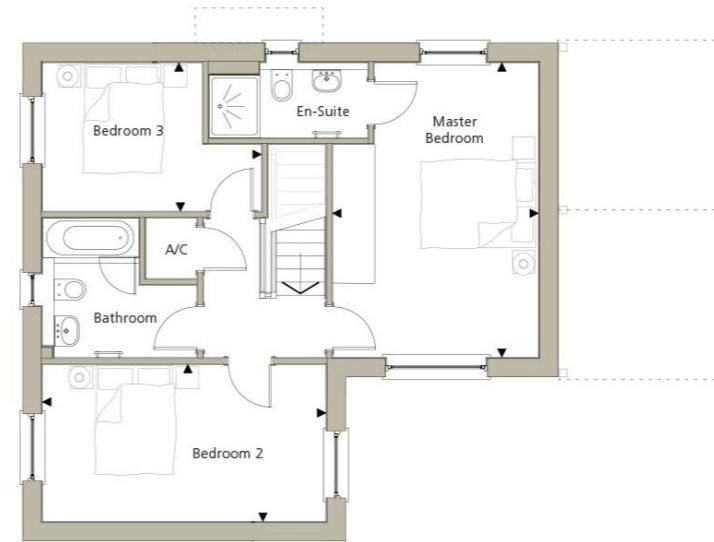
## EXTERNALLY

### To front and side

grass area both sides of pathway to front door with small container walling to front, brick paved driveway with car port providing parking for 2 cars in tandem, electricity, lighting and outside water tap, side gate to access rear garden

### Rear Garden

with patio area outside of lounge and kitchen, lighting to this area, remainder of garden laid to lawn with fencing and stone walling to provide privacy



# FIRST

**Master Bedroom**  
3.63m x 5.20m  
11'11" x 17'1"

**Bedroom 2**  
5.00m x 2.77m  
16'5" x 9'1"

**Bedroom 3**  
3.86m x 2.62m  
12'8" x 8'7"



# GROUND

**Kitchen / Dining Room**  
5.00m x 3.45m  
16'5" x 11'4"

**Lounge**  
3.60m x 5.20m  
11'10" x 17'1"

**Study**  
2.80m x 2.45m  
9'2" x 8'0"

# General Information

EPC rating B

Wiltshire Council Tax band E £2535.96 2023/24

Damages deposit equivalent to 5 weeks of rent : £1875.00

Holding deposit equivalent to 1 week of rent : £375.00

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