

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Residential Sales

Residential Lettings

Land & Development

COBB
FARR

Residential Lettings



21 Millards Close, Hilperton Marsh,
Trowbridge, Wiltshire, BA14 7UN

£1,495 pcm

A lovely 3 bedroom property in the village of Hilperton with driveway parking for 1 vehicle and garden. Available as a part furnished property for a longer term tenancy of 12 months. NO PETS.

Available Now

Part Furnished

Key Features

<ul style="list-style-type: none">3 bedroomsDriveway parking for 1 vehicleLounge/dining room	<ul style="list-style-type: none">Main bedroom with ensuiteGardenPets considered at Landlord's discretion

Description

21 Millards C Lose is a well presented 3 bedroom property arranged over 3 floors set on a small development within the village of Hilperton. The property enjoys a spacious top floor bedroom with ensuite and a further 2 bedrooms on the 2nd floor. The ground floor accommodation provides the occupiers with a kitchen dining room which opens with double doors into a good sized lounge. With French doors that lead from the lounge onto the garden area, occupiers can enjoy the outside space. The property comes with 1 allocated parking space.

Accommodation

External	sockets and switches
Front of property	Family Bathroom
pathway and steps leading to the front door, small grassed area. low hedge, shrubs, steps up to UPVC front door with privacy glazing covered by a storm porch leading into	with grey floor tiles, part tiled walls, extractor fan, shaver socket, ceiling light, radiator, white bathroom suite comprising of a pedestal wash hand basin with chrome taps, WC, bath with thermostatic fixed showerhead over, separate handheld shower attachment, chrome mixer tap, glass shower screen
Ground Floor	Bedroom 3
Hallway	newly carpeted, pendant light, two UPVC double glazed windows overlooking the front, wall fixed shelving, radiator, white sockets and switches, two storage cupboards one of which has removable shelves and a clothes rail the other houses Worcester gas boiler with some shelving above
Cloakroom	Top Floor
with tiled flooring continuing, fuse board, pendant light, small UPVC privact glazed window overlooking the front, white WC, white corner pedestal wash hand basin.	Door from first floor landing leading to
Kitchen/dining room	carpeted staircase to top floor, smoke detector
with continuation of the tiled flooring, under stairs storage cupboard, range of matching wood effect kitchen wall and floor units, stainless steel 1 1/2 bowl sink with chrome mix a tap over, various sockets, stainless steel extractor fan over a 4 ring gas hob, electric Zanussi oven below, integrated Electrolux fridge, integrated Hoover freezer, integrated Beko washing machine, laminate work surfaces, part tiled walls, under counter lighting, down lights, pendant light above the dining area, double radiator, UPVC double glazed window overlooking the front, double doors open into	Main Bedroom
Lounge	with dormer UPVC double glazed window to the front, eaves storage, radiator, down lights, chrome sockets and light switches, double doors opening into large wardrobe area with storage shelves and hanging rail, further door into
with wood effect laminate flooring, UPVC French doors leading out to the garden, UPVC double glazed window overlooking the garden, 2 radiators, ceiling spotlights, white sockets and tv point	Ensuite
First Floor	with a grey tiled floor, part tiled walls, white ladder style radiator/towel rail, chrome down lights, extractor fan, shaver socket, white bathroom suite comprising of a pedestal wash hand basin with Chrome taps and mirror above, WC, enclosed shower cubicle with a thermostatic shower, double glazed wooden Velux window.
Landing	External to rear
carpeted stairs rise from ground to first floor, landing area with smoke detector, double glazed UPVC window to the side, storage cupboard with shelving, radiator , pendant light and doors into	Rear garden
Bedroom 2	the garden is accessed via a pedestrian side gate as well as from the house via French doors in the lounge, paving stones lead to gate and onto grassed area of garden which is surrounded by red brick walls on 2 sides and a fence on the neighbouring property side, borders are laid to various shrubs, climbers and bay tree. Garden storage shed. There is also allocated parking for one vehicle with this property

General Information

EPC rating : C
Holding Deposit equivalent to 1 week of rent £345.00
Damages Deposit equivalent to 5 weeks rent £1725.00
Wiltshire Council Tax Band C £1935.69 2024–2025

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.