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# COBB FARR

Residential Sales

Residential Lettings

Land & Development

# COBB FARR

Residential Lettings



8 Alderton Way, Trowbridge, BA14 0UE      £1,250 pcm

Situated in a quiet position, a 3 bedroom mid-terrace property with level, south west facing garden and single garage available for 12 months rental on an unfurnished basis

Available February 2025

Unfurnished



## Key Features

- 3 bedrooms
- Garage en bloc
- Unfurnished
- Mid terrace property
- Pets considered at Landlord's discretion

## Description

Situated in the popular Wiltshire Drive development, an attractive 3 bedroom mid-terrace property with the benefit of a private, southwest facing garden and garage en bloc.

## Accommodation

### Ground Floor

#### Entrance Hall

Accessed via partially obscure glazed front door with tiled flooring, radiator, stairs rising to first floor.

#### Cloakroom

Recently refitted with WC, vanity unit having inset wash hand basin, tiled splashback, extractor fan, tiled flooring.

#### Living/Dining Room

Being dual aspect with box window to front and sliding patio doors to the rear garden, radiators, contemporary style electric fire with mantle over.

#### Kitchen

With a range of floor and wall mounted units having work surface incorporating 1½ bowl stainless steel sink, rear aspect window, gas fired boiler providing domestic hot water and central heating.

### First Floor

#### Landing

With access to loft space, airing cupboard housing hot water cylinder.

#### Bathroom

With WC, wash hand basin, panelled bath with shower attachment, partially tiled walls, tiled flooring, radiator, extractor fan, front aspect obscure glazed window.

#### Bedroom 1

With rear aspect window, radiator.

#### Bedroom 2

With rear aspect window, radiator.

#### Bedroom 3

With front aspect window radiator.

### Externally

#### Garden and Garage

To the front of the property is an easily maintained paved and gravelled garden.

The rear garden is southwest facing and predominantly laid to level lawn with a paved patio and timber built garden shed.

The property also benefits from a single garage en bloc.

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All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band B – £1,892.03

Holding Deposit equivalent to 1 weeks rent £285.00

Damages Deposit equivalent to 5 weeks rent £1425.00

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