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11 Cedar Tree Close, Hilperton,  
Trowbridge, Wiltshire, BA14 7XJ

£1,295 pcm

An attractive 2 bedroom semi detached property in the popular village of Hilperton benefitting from lounge, kitchen and cloakroom on the ground floor and 2 good sized bedrooms and family bathroom on the first floor. Allocated parking for 2 vehicles. Pets Considered at Landlords discretion.

Available from 17th September 2025

Unfurnished



# Key Features

- Semi-detached 2 bedroom house
  - Garden and patio area
  - Finished to a very high standard
- Allocated off road parking for 2 cars
  - Integrated Neff appliances
  - Pets considered at the Landlords discretion

## Description

Built by Ashford Homes in 2021, this 2 bedroomed semi detached house is positioned within a small development situated in the village of Hilperton. Finished to a very high standard and with underfloor heating throughout, this home enjoys a modern gloss kitchen with integrated appliances. The lounge has French doors opening onto the rear garden and 2 generously proportioned bedrooms and family bathroom. There is allocated parking for 2 vehicles

## Accommodation

### External to front UPVC part glazed front door leading to

#### Hallway

with tiled wood effect flooring, Heatmiser thermostatic controls, downlighting and wooden door into

#### Kitchen

with tiled flooring continuing, UPVC double glazed window to front, range of matching white gloss floor and wall units housing integrated NEFF appliances such as a fridge/freezer, double electric oven, dishwasher and washer/dryer, black granite worktops and upstands with NEFF stainless steel induction hob and stainless steel extractor over, 1 1/2 bowl white ceramic sink with Caple chrome mixer tap, downlighting

#### Cloakroom

tiled flooring continues, with Villeroy & Boch white sanitary ware comprising of a WC and wall hung wash basin with chrome mixer tap over, extractor fan, part tiled walls and downlighting

#### Lounge

carpeted with UPVC double glazed French doors opening onto rear garden and patio area, downlighting, sockets, wooden door to understairs storage cupboard also with downlight

### First Floor access to roof and wooden doors leading to

#### Main Bedroom

carpeted with UPVC double glazed window to rear, triple fitted wardrobes, downlighting and bed side wall lighting, sockets

#### Bathroom

with tiled wood effect flooring and part tiled walls, Villeroy & Boch white sanitary ware comprising of WC, wash hand basin with vanity unit below, bath with thermostatic shower over and glass shower screen, wall light above mirror, de-mist mirror with integral lighting, downlights and feature floor lighting, charcoal ladder style radiator

#### Bedroom 2

carpeted with UPVC double glazed window to the front, pendant light, two walk in cupboards with shelving and hanging rails

### Rear Garden area

#### laid to a mixture of lawn and patio

with pedestrian gate to the parking area to rear and a further pedestrian side access gate to the front, storage shed, outside tap, lighting and power supply

## General Information

EPC rating B  
Wiltshire Council Tax Band C £2024.63  
Holding Deposit equivalent to 1 weeks rent £295.00  
Damages Deposit equivalent to 5 weeks rent £1475.00

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