

Lettings-R-Us

www.lettings-r-us.co.uk

lettings

-r-

us



Dorset House

, 3 The Halve, Trowbridge , Wiltshire, BA14 8SA

Rental £895 pcm

1 bedroom Flat / Apartment available 06 May 2025

8 Harris Close, Frome, Somerset,
BA11 5JY

lettings@lettings-r-us.co.uk

01373 454 188



Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00
Wed 09.00 - 20.00; Thurs 09.00 - 20.00
Fri 09.00 - 20.00; Sat 09.00 - 20.00;
Sun 09.00 - 20.00

- * Unfurnished
- * Close to Town Centre/Park
- * Grade II Listed Building

- * Gas Central Heating
- * Council Tax Band A

- * Double Glazing
- * Courtyard Garden

Situation

A one double bedroom penthouse apartment situated in a converted Victorian Grade II Listed building on the edge of the town centre. Accessed via a secured entrance system and an original tiled communal entrance hall the property accommodation comprises of: Hallway, living room, modern kitchen, double bedroom with built in wardrobe and modern bathroom. The property benefits from: Secondary glazed sash windows, gas central heating and communal rear courtyard garden. Located close to Trowbridge's town centre the property also benefits from being near a variety of shops, restaurants, a cinema and railway station. Parking permits available via council at £50pcm. One small dog allowed. Available 6th May 2025 EPC- C Council Tax Band - A **TENANTS:** If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw. **Property Particulars:** We endeavour to make our property particulars accurate and reliable, however, they Property Ref: inst-5571

All measurements are approximate.

Further Information

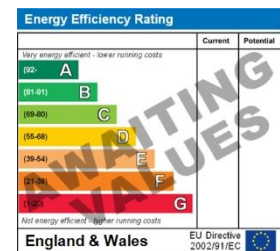
The deposit required is £895

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

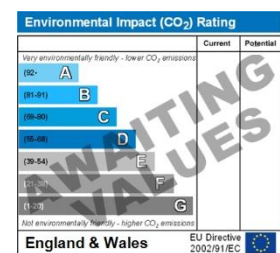
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 30/04/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944