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Residential Sales



Newtown, Bradford on Avon

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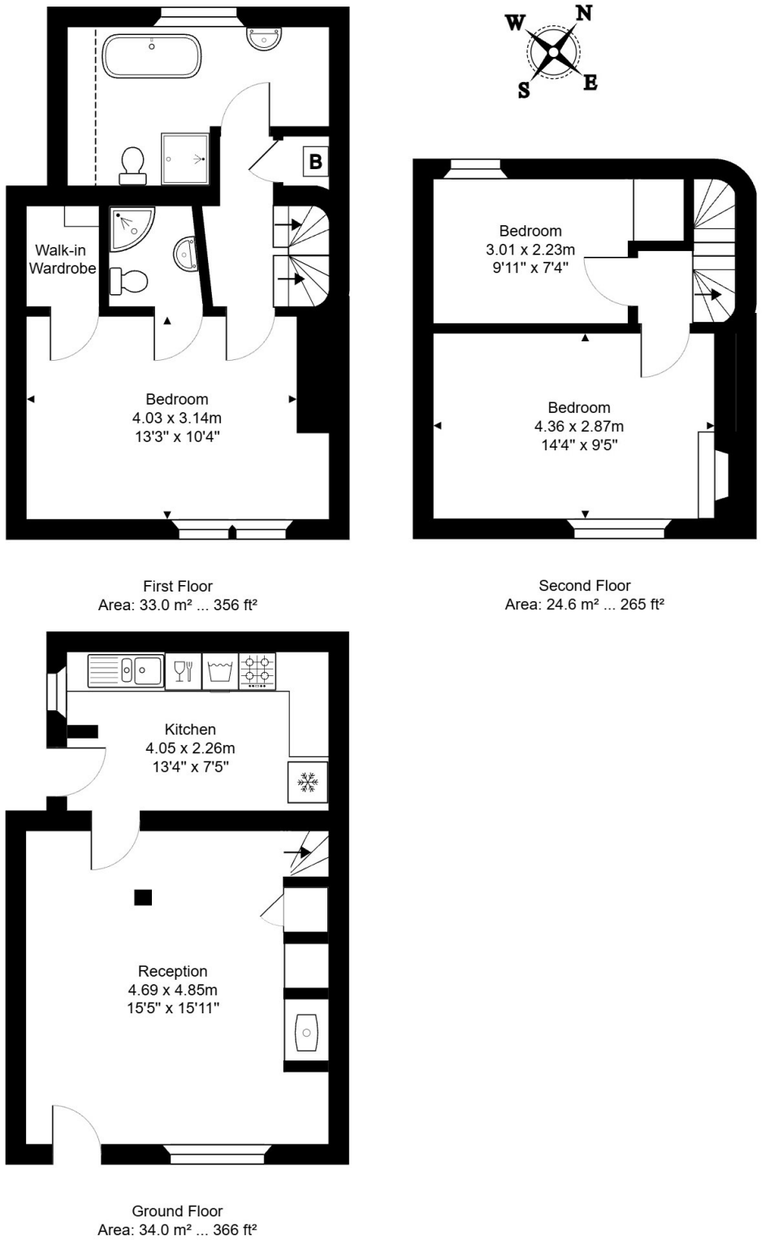








Floor Plan



First Floor
Area: 33.0 m² ... 356 ft²

Second Floor
Area: 24.6 m² ... 265 ft²

Ground Floor
Area: 34.0 m² ... 366 ft²

Total Area: 91.6 m² ... 986 ft²

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.
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COBB FARR
Bath & Bradford on Avon

46 Newtown
Bradford on Avon
BA15 1NG

A beautifully presented 3 bedroom, weavers cottage situated in an elevated position with roof top views across the town. The accommodation is arranged over 3 floors and benefits from en suite facilities and a private rear garden.

Tenure: Freehold

£485,000

Situation

No. 46 Newtown is situated in a desirable location enjoying an elevated position with views across Bradford on Avon and within a few minutes walk of the town centre. Nearby are some delightful walks along the Kennet and Avon Canal and also the River Avon, towards Avoncliff and Bath. Bradford on Avon itself, a charming market town, provides an excellent range of retail outlets, both individual and to include large stores such as nearby Sainsbury's. In addition there are many amenities to include tennis courts, swimming baths, library and health centre together with a good selection of restaurants. Other surrounding towns include the county town of Trowbridge, Frome, Warminster and Chippenham.

The World Heritage City of Bath is also within approximately 6 miles providing a much fuller range of retail outlets together with many other amenities to include; The Theatre Royal, Thermae Spa, plus a wide selection of schools.

Communications are excellent with the railway station providing direct access to London Waterloo, Bath, Bristol and London Paddington accessed via Bath.

Description

Situated in an elevated position enjoying roof top views across the town, this immaculately presented weavers cottage retains many original features including fireplaces and exposed timbers.

The accommodation is arranged over 3 floors and briefly comprises on the ground floor; living/dining room with an attractive stone fireplace and inset woodburning stove, wood flooring and exposed timbers. The kitchen is well appointed with integrated appliances and a door leading to the rear garden.

The first floor provides a double bedroom, which benefits from a walk-in wardrobe and en suite shower room, and the recently refitted family bathroom complete with slipper bath and separate glazed shower.

The top floor offers a further double bedroom enjoying the wonderful roof top views across the town and bedroom 3 overlooking the rear garden.

The private courtyard style garden to the rear offers a wonderful space to relax and enjoy the sun. There are 2 levels, both of which are predominately gravelled with planting and storage areas.

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 D - £ 2,700.91

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Accommodation

COBB FARR
Bath & Bradford on Avon

Ground Floor

Living/Dining Room

With front aspect double sash windows having wide wooden cill, stone fireplace with inset woodburning stove, wooden lintel over and storage alcoves to the side, exposed stone walling, wood flooring, cupboard housing electric consumer unit, exposed ceiling timbers, feature wooden support, understairs cupboard, stairs rising to first floor, stable style door with exposed wooden lintel over to:-

Kitchen

With a range of floor and wall mounted units having work surface incorporating 1½ bowl ceramic sink with mixer tap and drainer, matching upstand, built-in oven, 4 ring gas hob with extractor and splashback, space for fridge/freezer, space and plumbing for washing machine, built-in dishwasher, spotlighting, radiator, tiled flooring, side aspect window, partially glazed door to rear garden.

First Floor

Landing

With stairs rising to second floor, airing cupboard housing gas fired boiler providing domestic hot water and central heating and shelving exposed timbers, latch doors to bedroom 1 and bathroom.

Bedroom 1

With exposed wood flooring, front aspect double sash windows, feature stone fireplace, downlighting, exposed timbers, latch door to walk-in wardrobe with hanging rails and shelving, latch door to:-

En Suite Shower Room

With low flush WC, pedestal wash hand basin with mixer tap, corner shower with wall mounted shower, partially tiled walls, chrome ladder style radiator, exposed ceiling timbers.

Family Bathroom

Recently refitted with low flush WC, traditional pedestal wash hand basin, slipper bath, with a mixer tap and shower attachment, glazed shower with monsoon shower head and separate handheld attachment, partially tiled walls. wood effect flooring, chrome ladder style radiator, exposed timbers, rear aspect stone mullioned window having wide tiled cill, traditional style radiator.

Second Floor

Landing

With access to partially boarded loft space, latch doors to bedrooms 2 & 3.

Bedroom 2

With front aspect sash windows enjoying view rooftop views across the town, feature stone fireplace, wood flooring, wall lighting, exposed timbers.

Bedroom 3

With rear aspect window overlooking the garden, radiator, built-in wardrobe.

Externally

Garden

The property is approached though a wrought iron gate and stone walling. There is a gravelled area, flower borders and a useful storage area.

The tiered, courtyard style garden to the rear of the property is accessed by stone steps from the kitchen. The first level is gravelled with a woodstore and wooden steps leading up to the top level which is, once again gravelled and has a wrought iron balustrade with jasmine climbing. The garden is well enclosed by wood fencing and a stone wall, creating a private, sunny space to relax.