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
Bath & Bradford on Avon





COBB FARR
Bath & Bradford on Avon

Residential Sales



The Old Orchard, Bradford on Avon

COBB FARR
Bath & Bradford on Avon







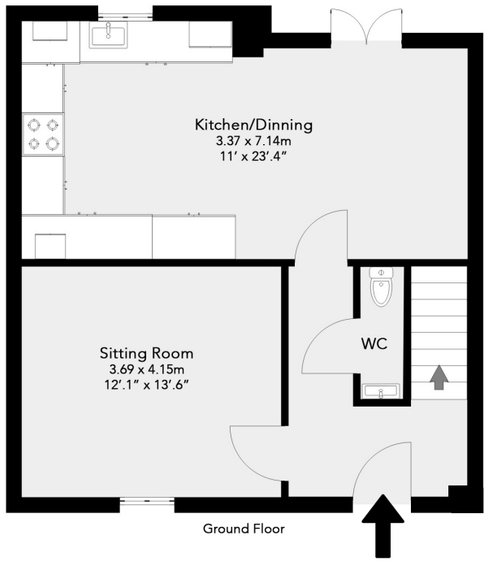


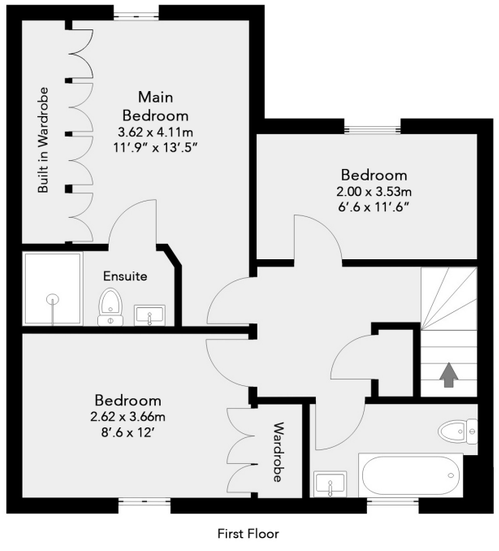




Floor Plan

4 The Old Orchard, Bradford on Avon, BA15 1FU





Total Floor Area
(approx)
96.2 Sqm
1036 Sqft

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

COBB FARR
Bath & Bradford on Avon

4 The Old Orchard
Bradford-on-Avon
BA15 1FU

Situated in within a protected orchard, an immaculately presented, 3 bedroom mid-terrace property with beautiful southeast facing garden and private parking for 2 vehicles.

Tenure: Freehold

£525,000

Situation

The Old Orchard was built in 2016, just off of Woolley Street. The development was built around a protected orchard which provides a communal area for the sole use of the residents. The property is situated approximately 0.5 miles of the town centre.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Description

The Old Orchard is approached via brick block paved road leading to the private allocated parking area and visitors parking bay. A stone paved path leads through the protected orchard to the property itself. A wrought iron estate style fence divides the communal area and private front garden.

The property, built in 2016 has been finished to a high specification with limestone flooring, oak internal doors and quality kitchen and bathroom fittings.

The partially glazed, solid wood panelled front door gives access to the spacious entrance hall with limestone flooring and stairs rising to the first floor. The sitting room has a pleasant, front aspect overlooking the orchard whist the well appointed, kitchen/diner complete with integrated appliances opens to the delightful south east facing rear garden. The ground floor accommodation is completed by the cloakroom.

Upstairs, there are 3 bedroom, the main benefitting from an en suite shower room, and the family bathroom.

The rear garden is a delight! Being well enclosed, ensuring a high degree of privacy, the south east aspect is ideal for enjoying the sun all through the day. There is a paved terrace area, a lawn with mature flower borders and a useful timber built shed.

Cobb Farr highly recommend a viewing of this exceptional property.

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
Service Charge - £480 per annum (payable 6 monthly)

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.

Accommodation

COBB FARR
Bath & Bradford on Avon

Ground Floor

Entrance Hall

With limestone tiled flooring, stairs rising to first floor, oak doors to sitting room, cloakroom and kitchen.

Sitting Room

With front aspect window, pendant dimmer lights, radiator.

Cloakroom

With low flush WC, vanity unit having inset rectangular wash hand basin with stainless steel mixer tap, radiator, limestone tiled flooring.

Kitchen/Diner

With a range of floor and wall mounted units having wooden work surface areas incorporating ceramic Belfast sink with chrome mixer tap, built-in appliances include oven, gas hob, extractor with light over, fridge/freezer, dishwasher and washing machine. Downlighting, larder cupboard, ample space for dining table, radiator, patio doors to rear garden.

First Floor

Landing

With access to loft space, airing cupboard.

Bedroom 1

With rear aspect window, range of fitted wardrobes, radiator, door to:-

Ensuite Shower Room

With low flush WC, pedestal wash hand basin having mixer tap and tiled splashback, tiled shower cubicle with glazed sliding doors, thermostatic shower, monsoon head and separate handheld shower attachment, ladder style radiator, downlighting, limestone tiled floor, extractor.

Bedroom 2

With front aspect window, built-in wardrobes, radiator.

Bedroom 3

With rear aspect window, radiator.

Family Bathroom

With limestone tiled flooring, front aspect frosted window, low flash WC, wash hand basin, pedestal wash hand basin with mixer tap and tiled splash back, panelled bath with glazed shower screen and shower over, extractor fan, down lighting, partially tiled walls, ladder style radiator.

Externally

Garden and Parking

The delightful rear garden is southeast facing and well enclosed with 6' privacy fencing and stone walling to the rear. There is paved terrace leading to a lawned area with well stocked borders including a variety of hostas, jasmine and roses.
There is also a timber built shed, useful for external storage area or workshop.

The property benefits from 2 private parking spaces and the use of the communal, protected orchard to the front.