

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

Residential Sales

Residential Lettings

Land & Development

COBB
FARR

Residential Lettings



17 Duffield Lane, Bradford On Avon, £2,000 pcm
BA15 1FY

A modern 3 bedroom detached house with west facing garden offering en suite facilities, double garage and two allocated parking spaces located within 1/3 miles of the town centre and train station.

Available Early November 2026 Unfurnished

Key Features

- Modern detached family house
 - Ensuite facilities
 - Double garage and allocated parking
- 3 double bedrooms
 - West facing garden

Description

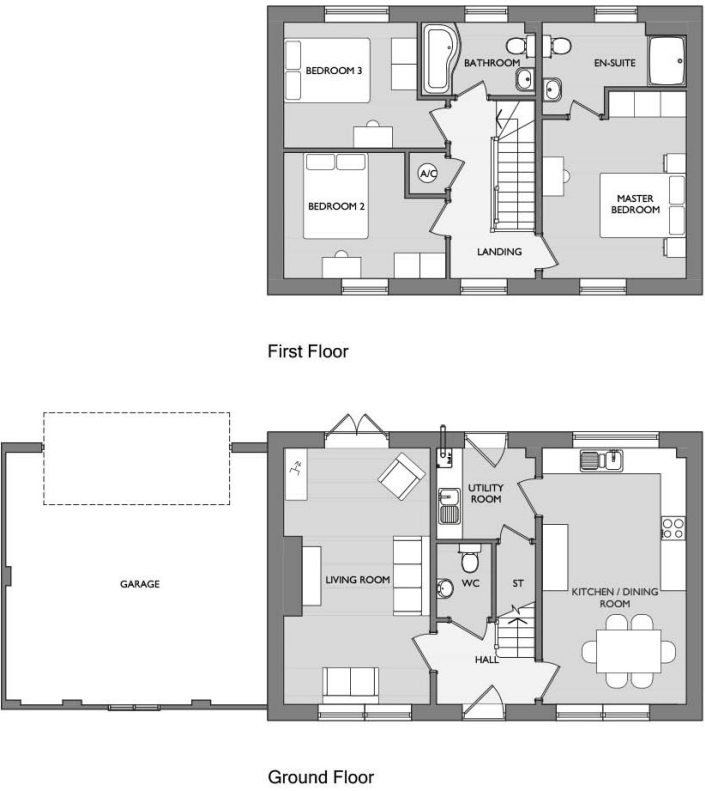
Kingston Farm is a beautifully designed development of 138 homes set on the north–eastern edge of Bradford–on–Avon. Each of the homes has been designed taking into account many of the town’s local vernacular details like the Bath stone and beautiful green spaces. Bradford on Avon is a charming market 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, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The ground floor accommodation briefly comprises: a light, airy sitting room with a French door leading to the garden, spacious kitchen/diner, utility room and a cloakroom. On the first floor there are 3 double bedrooms, one with ensuite shower room and a family bathroom. The property also benefits from two allocated parking spaces and a double garage.

Accommodation

Ground Floor	ensuite.
Living Room	En suite Shower Room
being dual aspect with French doors leading to the garden with Cast iron woodburner set into a fireplace with matching surround, mantle and hearth, TV point, radiators.	with low flush W.C, wall mounted wash hand basin, double width shower cubicle with rain forest shower head, tiled flooring, part tiled walls, water heated towel rail, frosted window.
Kitchen/Diner	Bedroom 2
being dual aspect with a matching range of floor and wall mounted units having granite work surface areas incorporating 1½ bowl ceramic sink, built in AEG 5 gas hob with extractor fan above, built in AEG dishwasher, AEG double oven, built in fridge/freezer, tiled floor, double panelled radiator, TV point, door to the utility room.	with front aspect window, radiator, TV point.
Utility Room	Bedroom 3
with floor and wall mounted units, space and plumbing for washing machine and dryer, tiled flooring, radiator, under stairs storage cupboard, door to the garden.	with rear aspect window, radiator.
Cloakroom	Family Bathroom
with low flush W,C, pedestal wash hand basin, part tiled walls, tiled floor, radiator.	with matching white 3 piece suite comprising low flush W.C, wall mounted wash hand basin, panelled bath with mixer tap, telephone shower attachment, glazed shower screen, part tiled walls, tiled flooring, water heated towel rail, rear aspect with frosted double glazed window.
First Floor	Externally
Master Bedroom	Garden
with front aspect window, radiator, TV point, door to the	Externally, the rear walled garden is private and gives lawn and patio areas. Additionally, a double garage is located to the side of the property with a driveway giving two allocated parking spaces.

FIRST FLOOR
Master bedroom 3.3 x 3.70 m max (10'10 x 12'1 ft max) (Measurements exclude wardrobe recess)
Bedroom 2 3.76 x 2.92 m max (12'4 x 9'7 ft max)
Bedroom 3 3.05 x 2.92 m (10'0 x 9'7 ft)
GROUND FLOOR
Living Room 3.4 x 5.95 m max (11'2 x 19'6 ft max)
Kitchen / Dining Room 3.35 x 5.95 m (11'0 x 19'6 ft)



General Information

Council tax band F – £3901.31
EPC Rating B
Holding Deposit equivalent to 1 weeks rent £460
Damages Deposit equivalent to 5 weeks rent £2,300

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.