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Residential Sales



16 Downs View, Bradford on Avon, BA15 1PN

Situated on the favoured Bath side of the town, a 3 bedroom, semi-detached property benefiting from off street parking and private rear garden.

Tenure: Freehold

£375,000

Situation

Situated on the favoured Bath side of the town, Downs View is well located for local amenities including the Co-op convenience store and St Laurence School.

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

Ground Floor

Entrance Hall Accessed via partially glazed upvc front door with wood flooring, coats cupboard, radiator, stairs rising to first floor.

Kitchen With a range of white floor and wall mounted units having worktop incorporating stainless steel sink and drainer, built-in Bosch oven, 4 ring gas hob with extractor over, side aspect window, partially glazed rear door to garden, partially tiled walls, tiled flooring, larder cupboard with obscure glazed front aspect window, gas fired boiler providing domestic hot water and central heating and shelving.

Reception Room 2 With front aspect window, radiator, wood affect flooring.

Reception Room 1 With side aspect window, rear aspect French doors to garden, wood flooring, fireplace with inset electric fire, granite hearth and wooden mantle, radiators, recessed cupboard with shelving,

First Floor

Landing With access to the loft space, front aspect window.

Bedroom 1 With front aspect window, radiator.

Bedroom 2 With rear aspect window enjoying view views towards Salisbury Plain, radiator, cupboard with obscure glazed rear window shelving and hanging rail.

Bedroom 3 Being dual aspect to front and side, radiator.

Bathroom With WC, wash hand basin, bath with shower over, partially tiled walls, tiled flooring, ladder style chrome radiator, extractor fan, side and rear aspect obscure glazed windows.

Externally

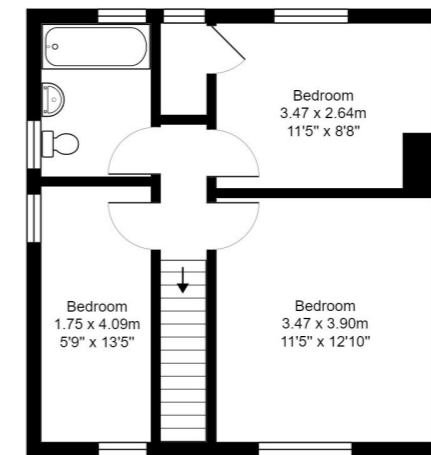
The property benefits from off street parking for 2 vehicles.

A gate gives side access to the private south facing, level lawned garden enclosed by mature beach hedging and planting. A large shed is situated at the bottom of the garden.

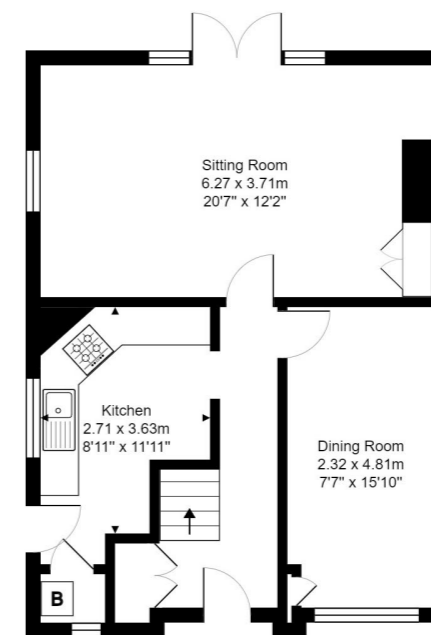
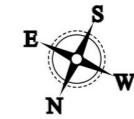
Key Features

- 3 bedrooms
- 2 reception rooms
- Off street parking
- Private garden
- No onward chain

Floor Plan



First Floor
Area: 42.0 m² ... 452 ft²



Ground Floor
Area: 54.9 m² ... 591 ft²

Total Area: 96.9 m² ... 1043 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.
www.inovusproperty.co.uk

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 C – £2,164.54

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