

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

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Residential Sales



Winsley, Bradford on Avon



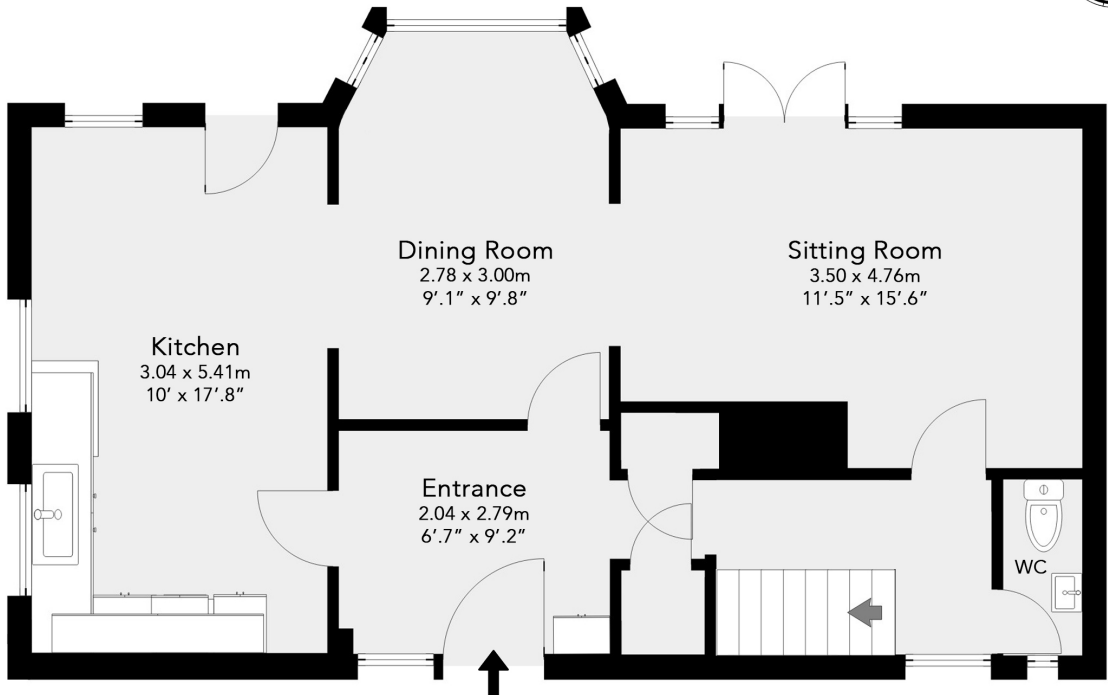




Floor Plan



43B Winsley, Bradford on Avon, BA15 2LE



Total Floor Area  
(approx)  
113 Sqm  
1216 Sqft

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

43b Winsley  
Bradford-on-Avon  
BA15 2LE

A spacious 4 bedroom semi detached home offering refurbished accommodation throughout, 2 reception rooms, generous level gardens and parking for 4 vehicles.

Tenure: Freehold

£650,000

# Situation

The village of Winsley is a most sought after location, lying just half a mile from the outskirts of Bradford on Avon. The village boasts many amenities including The Seven Stars Public House, Hartley Farm shop and café and Winsley Health Centre. There is also an Ofsted rated “Outstanding” primary school and a pre–school.

Situated in the highly desirable Bath side of Bradford on Avon. 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.

# General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold  
Council Tax Band: D

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# Description

43b is approached by a shared driveway with the adjoining semi–detached home leading to the shingle parking area; enough for at least 4 cars.

The gardens wrap around the house and are enclosed with fencing and allow for a generous patio to the south facing area of the lawn.

Inside the house there is a spacious reception hall, cloakroom, refitted modern kitchen, and a large, semi open plan sitting room and dining room. Upstairs there are 4 bedrooms and a family bathroom.

# Accommodation

## Ground Floor

### Covered Entrance Porch

With double glazed door leading into the hall.

### Hallway

With vinyl flooring, cupboard housing the electric metres and consumer units.

### Kitchen

Comprises eye and based level slate grey units, squared edge worksurface, matching upstand, inset 1½ bowl Franke sink, halogen hob, electric oven under, stainless steel splashback and extractor fan with light over, 2 side aspect double windows, vinyl flooring, double panelled radiator, rear aspect picture window and rear door leading out to the garden and terrace.

Large open archway leading to the dining room.

### Dining Room

With rear aspect bay window overlooking the garden and double archway through to the sitting room.

### Sitting Room

With patio doors leading out into the terrace, picture windows either side and door back round to the inner hallway.

### Inner Hallway

With single panelled radiator, stairs rising to the first–floor landing, door to WC and front aspect window overlooking the driveway.

### Guest Cloakroom

With low flush WC, wall mounted wash hand basin with hot and cold taps, tiled splashback, front aspect frosted double glazed window.

## First Floor

### Landing

With front aspect double glazed window, airing cupboard, doors leading to all bedrooms and family bathroom.

### Family Bathroom

Comprising low flush WC with concealed cistern, pedestal wash hand basin with mixer tap, bath with mixer tap, wall mounted Tritiny shower unit and glazed curved shower screen, front aspect obscured double glazed window, wall mounted extractor fan, downlighting and single panelled radiator.

### Bedroom 3

With single panelled radiator, access to loft and rear aspect double glazed window.

### Bedroom 2

With rear aspect double glazed window, single panelled radiator and shelved cupboard.

### Bedroom 1

With 2 rear aspect double glazed windows, single panelled radiator, built–in double wardrobe with shelving.

### Bedroom 4

With front aspect double glazed window and single panelled radiator.

## Externally

Shingle area which provides parking for 4 cars and a path leads to side garden. To the side of the property there is a generous area which is enclosed by close board privacy fencing and mature trees.

The rear lawn which is enclosed by original stone walling and a large terrace with wooden balustrade.

