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2 Ropewalk Cottages, Newtown,  
Bradford-on-Avon, Wiltshire, BA15 1NG

£1,650 pcm

A well presented 2 bedroom property set within the desirable over 55's  
Ropewalk development central to Bradford on Avon with views over the  
town. Available now on an unfurnished, longer term basis. NO PETS

Available Now

Unfurnished



# Key Features

- 2 bedroom property
  - Single garage
  - Stunning views of Bradford on Avon
- Well regarded over 55's development
  - Courtyard garden to rear
  - No Pets

## Description

2 Ropewalk Cottages offers over 55's applicants a wonderfully central location in a well regarded development with garage, a private courtyard garden and spectacular views across Bradford on Avon. With 2 bedrooms one with ensuite, a spacious lounge/dining room, shower room, cloaks, utility room and well appointed kitchen, the cottage is available for a longer term let on an unfurnished basis.

## Accommodation

### External to front

#### Block paved area to front of

stone property approached via block paved communal area, with single garage to the side with up and over door and path to the front door, outside lighting, meter cupboards and wall mounted post box, sunken garden area to the front, laid to various shrubs.

### Ground Floor

#### Hallway

UPVC tongue and groove panelled front door with double glazed wooden window to the side allowing light to fill into the hallway opens into carpeted entrance hall with wall light, split landing with stairs leading to top floor and lower ground floor, white panelled doors leading from hall into

#### Shower Room

with part tiled walls, white ladder style radiator, extractor fan, shower enclosure with thermostatic shower, wall lights, shaver socket, pale pink bathroom suite comprising of WC and inset wash hand basin with mirror above

### First Floor

#### Landing

Stairs rising to first floor bedrooms, radiator, wall light, British Gas digital programmer for heating and hot water, large airing cupboard with light, shelving and hanging space, white panelled door open to

#### Main Bedroom

carpeted, large wooden double glazed windows to the rear with views across the town of Bradford on Avon, wall lights, sockets, radiator, two storage cupboards with sensor lighting and hanging space as well as shelving in each, further door into

#### Ensuite Bathroom

carpeted, fully tiled walls, white bathroom suite comprising of a bath with a handheld shower over, a Sottini wash hand basin with chrome mixer tap, WC, extractor fan, ceiling and wall lighting, shaver socket, mirror, white ladder style towel rail

#### Bedroom 2

carpeted, wooden double glazed window to the rear overlooking the views across Bradford on Avon town, single storage cupboard with sensor light, hanging rail and shelf, loft hatch.

### Lower Ground Floor

#### Lounge/Dining Room

stairs descend into lounge/dining room area, with solid oak flooring on this level throughout, radiators, sockets, wall lighting in the lounge area, pendent light in dining room area, thermostat for heating, large double glazed wooden window to the rear overlooking the courtyard garden and views across to both Churches and Bradford on Avon town, further pedestrian single door to provide further views and access to the garden, gas fire with ornamental white fire surround, dining area off lounge with radiator, thermostat for heating, white panelled door and glazed side panel from lounge area into

#### Kitchen

solid oak flooring continues, with cream shaker style kitchen units, oven housing unit with an AEG integrated double oven, integrated Beko dishwasher, integrated fridge, black granite style laminate worktops over, with a Frankie 1 ½ bowl sink with chrome mixer tap over, wooden double glazed window to front overlooking the sunken garden area, white panelled door leading to under stairs cupboard with shelving and light, further white panelled leading to

#### Utility Room

solid oak flooring continues, with Bosch washing machine, Whirlpool freezer, space for a dryer, white wall cupboards and white worktop, counter top lighting, radiator, panelled door into

#### Cloakroom

solid oak flooring continues, white WC and wash hand basin, mirror, light, extractor fan

### External to rear

#### Garden

from the pedestrian door in the lounge steps descend to the courtyard garden with patio area and various mature shrubs, outside light, outside tap, pedestrian gate provides walk way access to the communal gardens and Church Street

## General Information

EPC rating D  
Holding Deposit equivalent to 1 weeks rent £380.00  
Damages Deposit equivalent to 5 weeks rent £1900.00  
Council Tax Band F £3128.82 2025–2026

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