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Residential Sales



Winsley, Bradford on Avon



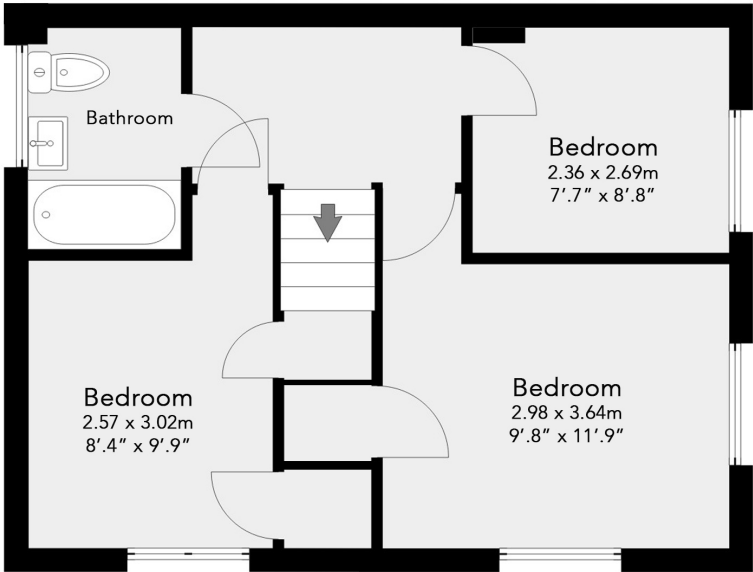
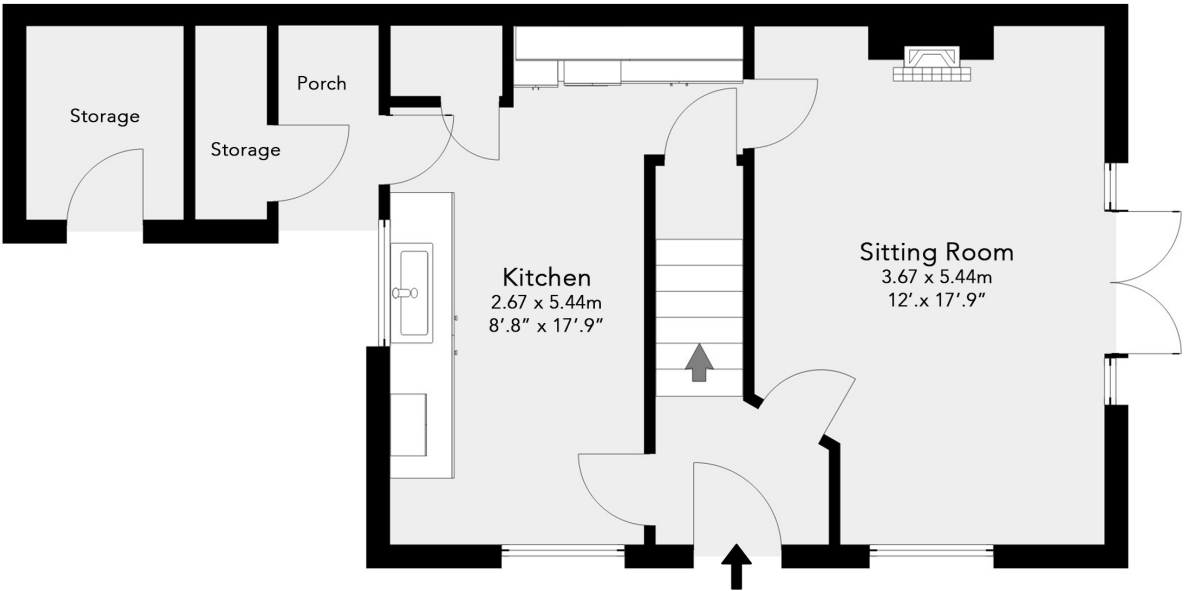




Floor Plan



43A Winsley, Bradford on Avon, BA15 2LE



Total Floor Area  
(incl Outbuilding approx)  
84 Sqm  
904 Sqft

43a Winsley  
Bradford-on-Avon  
BA15 2LE

A refurbished 3 bedroom semi detached property with mature gardens and parking for 2 cars. Offering no chain, excellent order throughout and views of local countryside.

Tenure: Freehold

£495,000

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

# 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

43a is approached via a shared and pillared driveway leading to the hard surfaced parking area for two cars. A path then leads to either the side kitchen door or the porch–covered front access.

Once inside, the ground floor accommodation consists of a refitted kitchen and a generous open plan living/dining room with double doors opening onto the south facing garden.

Upstairs there are three bedrooms with built in cupboards and a bathroom which have views over the well–maintained lawns of Dorothy House and to the countryside beyond.

Externally the gardens encompass the house and are mainly laid to level lawn with mature borders and trees. Between the house and the parking there is a covered porch area with two storage outhouses.

The property is for sale with no onward chain.

# Accommodation

## Ground Floor

### Covered Entrance Porch

With double glazed uPVC door to:

### Hallway

With stairs rising to the first–floor landing and doors to the sitting room and kitchen.

### Sitting Room

With wall mounted electric flame effect fire, front aspect double glazed window, side aspect patio doors with picture windows either side, double panelled radiator and door into the kitchen.

### Kitchen

Comprising matching range of white eye and base level units, worksurface area incorporating single bowl stainless steel sink with mixer tap and drainer, 4 ring gas hob, extractor and light over, electric oven under, part tiled walls, space and plumbing for washing machine, space for upright fridge/freezer and tumble dryer, laminate floor, boiler front and side aspect double glazed windows, side door to parking area, larder cupboard housing the electric metre and consumer unit and understairs cupboard.

## First Floor

### Landing

With doors to 3 bedrooms and the family bathroom.

### Bathroom

Comprising low flush WC, pedestal wash hand basin with hot and cold taps, panelled bath, hot and cold taps, wall mounted thermostatic shower, downlighting, extractor fan, glazed shower screen, vinyl flooring, water heated towel rail, part tiled walls and side aspect double glazed window.

### Bedroom 1

With front aspect double glazed window, radiator, built–in wardrobe with hanging rail and shelving, further cupboard and access to the loft.

### Bedroom 2

With dual aspect to front and side with a lovely view of the lawns of Dorothy House, cupboard with shelving and hanging rail.

### Bedroom 3/Study

With side aspect double glazed and radiator.

## Externally

To the front of the property there is a path leading to the front door, past mature shrubbery and trees, box hedging which contains the front lawn. A path leads to the side and the garden is enclosed by privacy fencing and stone walling. The garden is mainly laid to level lawn and there is a generous slabbed terrace off the living room.

The front path continues to the north side of the property where there is hard standing for 2 cars, accessed from the joint driveway, bin store, 2 further storerooms one of which houses the gas meter.

