

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**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



39 Tynings Way, Lower Westwood, BA15 2BU

A 2 bedroom semi-detached property positioned on a large plot with scope to improve and extend subject to the relevant planning permissions.

Tenure: Freehold

£300,000

Situation

39 Tynings Way is situated in the Wiltshire village of Lower Westwood. The village benefits from a Post Office/convenience store, Westwood with Iford Primary School, The New Inn pub and St Mary the Virgin parish church. The surrounding countryside provides stunning walks which include strolls along the River Avon and Kennet and Avon canals.

The village is also well positioned for access to surrounding towns, which include, Bradford on Avon (approx. 2 miles) and Trowbridge (approx. 3 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. miles 8) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 16 miles and access to the M3 via the A303 is also easily reached.

Description

Ground Floor

Entrance Hall accessed via obscure glazed front door with glazed side panel, radiator, doors to sitting room and kitchen, stairs rising to first floor.

Sitting room with front aspect window, feature stone fireplace having recessed shelving to either side, radiator, open to:-

Dining Area with rear aspect window, door to:-

Kitchen with a range of floor and wall mounted units having work surface areas incorporating 1½ stainless steel sink, space and plumbing for washing machine, space for cooker, tiled splashback, rear aspect window, partially glazed door to:-

Snug with stable style door to garden, front and rear aspect windows, radiator.

First Floor

Landing with side aspect window, access to boarded loft space with ladder.

Bedroom 1 with front aspect window, coving, 2 built-in wardrobes, airing cupboard housing the recently replaced Worcester gas fired boiler providing domestic hot water and central heating, hot water tank and slatted shelving.

Bedroom 2 with rear aspect window, recessed wardrobe.

Bathroom with WC, wash hand basin, bath with Mira shower over, partially tiled walls, side and rear aspect obscure glazed windows, radiator.

Externally

The property benefits from an attractive garden predominantly laid to lawn with mature hedgerow.

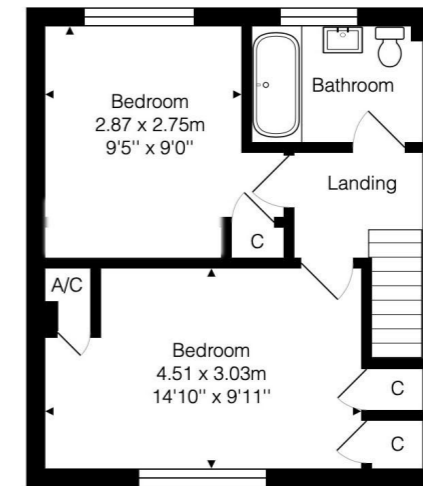
The rear garden benefits from two large garden sheds with access via a wooden gate. The footpath leads you to the covered porch and front door.

Agents Note: It should be noted that there is scope to extend, subject to the relevant consents, if required.

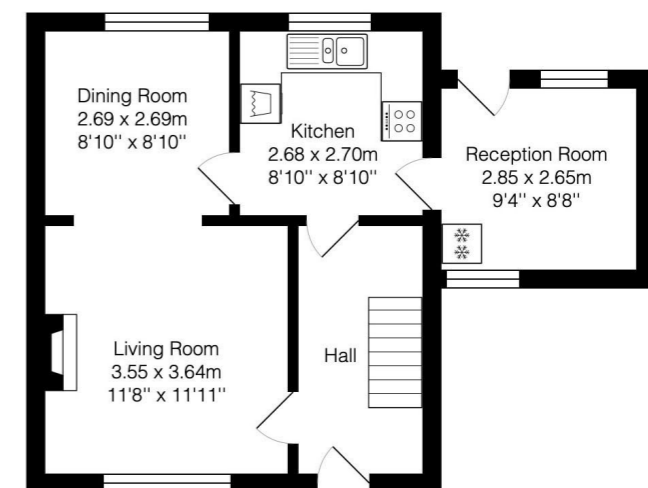
Key Features

- 2 bedrooms
- Sitting/dining room
- Scope for improvement and extension subject to the relevant planning permissions
- Quiet location
- Wrap around garden
- No onward chain

Floor Plan



First Floor
Area: 36.0 m² ... 388 ft²



Ground Floor
Area: 44.4 m² ... 478 ft²

Total Area: 80.4 m² ... 865 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.epcasessments.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 B – £1,666.89

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.