

Bath Office
35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 33332
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

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Residential Lettings



33a Lower Westwood, Bradford-on-Avon, £1,375 pcm
Wiltshire, BA15 2AR

A modern semi-detached cottage situated in the desirable village of Lower Westwood benefitting from 2 bedrooms and a study, kitchen/diner, lounge and large bathroom, garden and parking available for a long term rental for a minimum of 12 months on an unfurnished basis. Pets considered.

Available from 22nd April 2024

Unfurnished

Key Features

- 2 Bedrooms plus study/hobby room
- Allocated private parking for one vehicle
- Garden to rear
- Warm, modern insulated home
- Village location
- Pets considered at landlords discretion

Description

A modern, cosy cottage situated in the desirable village of Lower Westwood which is located just outside of the popular market town of Bradford on Avon. The cottage enjoys the modern comforts of double glazing and energy efficiency yet has features such as sash windows, wooden latch doors and a roll top bath to give a country cottage feel. The cottage enjoys a sunny aspect with a light and bright lounge, kitchen with dining area and French doors leading to a good size outside space for entertaining. On the first floor there are 2 double bedrooms and a further study/hobby/dressing room. A large and well appointed bathroom completes this floor whilst externally there is allocated private parking for one car.

Accommodation

Ground Floor

Ground Floor

Entrance Hall

with front door having glazed panel, recessed mat well, alarm control panel, telephone point, wooden latch doors to sitting room and

Cloakroom

with WC, wash hand basin, extractor fan

Sitting Room

with 2 wooden sash windows having front aspect, telephone point, television point, fireplace having Bath stone surround and hearth with working electric fire, stairs rising to first floor and wooden latch door into

Kitchen/Breakfast Room

with a range of matching floor and wall mounted units having wooden worktops, tiled splashbacks, stainless steel sink and drainer, integrated fridge/freezer, freestanding Bosch washing machine, freestanding Beko dishwasher, integrated Cooke & Lewis ceramic hob with Whirlpool oven under, recessed ceiling lights, window having rear aspect over garden, French doors to garden, television point, telephone point, tiled floor

First Floor

First Floor

Landing

with ladder access to loft space which is boarded and for use by the Tenants

Bedroom 1

with window having front aspect with views towards Westbury White Horse, telephone point, television point, radiator, pendent light and carpet

Bedroom 2

with window having front aspect with views towards Westbury White Horse, telephone point, television point, radiator, pendent light and carpet

Study

with window having rear aspect, telephone point airing cupboard housing gas boiler providing domestic hot water and central heating, radiator, pendent light and carpet

Bathroom

with white suite comprising Victorian style freestanding bath having ball and claw feet and hand held shower attachment, WC, wash hand basin, shower cubicle, partially tiled walls, heated towel rail, extractor fan, shaver point, recessed ceiling lights, frosted window to the rear, vinyl flooring

Externally

Externally

to the front of the property is a natural stone wall and pathway with flower beds to either side leading to the front door and to the rear of the cottage, accessed either by a gate to the side of the cottage or via the French doors from the kitchen, there is an attractive good sized patio area with outside light and tap which is fully enclosed by wood fencing and stone walls making a real feature, steps rise to an area of lawn with a shed and a gate to access the allocated off street parking

General Information

EPC rating : C

Council Tax Band: C, Wiltshire Council £1,905.02 per annum

Holding Deposit equivalent to 1 weeks worth of rent £315.00

Damages Deposit equivalent to 5 weeks worth of rent £1575.00

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