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56 Newtown, Bradford-on-Avon,  
Wiltshire, BA15 1NG

£1,450 pcm

A charming 2 bedroom house with a wealth of character features in the heart of Bradford on Avon. Available for a minimum term of 12 months on an unfurnished basis. The property is not suitable for children. NO PETS

Available from end of October 2024

Unfurnished

# Key Features

- Many original period features throughout
- Split level courtyard garden
- Beautiful views over the town
- Well appointed kitchen with integrated appliances
- 2 large double bedrooms
- NO PETS AND NOT SUITABLE FOR CHILDREN

## Description

56 Newtown is a charming terraced property with exposed beams and a wealth of character features. Despite the age of the property, the rooms are generous in proportion and decorated in a neutral style so as to make the most of the features that it retains. The lounge enjoys views to the front of the property and leads through to a fitted kitchen with shaker style matching floor and wall units with the added benefit of integrated appliances. A stunning vaulted and beamed ceiling above the stable door to the garden adds to the feeling of light and space in this room. The main bedroom on the top floor has a large window to the front to take in the stunning vista across the town and another that looks over the pretty courtyard garden. With a roll top bath and shower over, modern clean cut tiles and white bathroom suite, the main bedroom is completed with a walk in wardrobe. The second bedroom enjoys access to the cloakroom on this floor and again enjoys views over the town. There is a lovely two tiered garden mostly laid to patio to enjoy some outside space. Whilst there is no dedicated parking, on street parking is available in the surrounding area.

## Accommodation

### Ground floor

mixer tap and storage unit below, pedestal wash hand basin with concealed cistern, chrome ladder style radiator, light grey part tiles

### Entrance lobby

through wooden door into lobby area with wood flooring, coat and shoe storage and stable door into

### Lounge

wood flooring continues, beamed ceiling and walls, single glazed wooden window to the front with window seat under, large decorative (non-working) fireplace with beam over mantle, ladder style radiator, door to staircase with under stair storage cupboard, exposed stone wall, part panelled door into

### Kitchen

with stone and wood floor, exposed stone wall, wall lights, ladder style radiator, range of grey shaker style wall and floor units, laminate worktop, stainless steel sink with chrome mixer tap, Beko ceramic hob with stainless steel Indiset single oven below and stainless steel extractor above, large fitted cupboard housing Worcester boiler and storage, integrated fridge freezer, dishwasher, washer/dryer, beamed ceiling with vaulted beamed ceiling above split stable style wooden door to back garden.

### First Floor

#### First Floor landing with doors into

Second bedroom with cast iron feature fireplace, wood flooring, beams in ceiling and walls, single glazed leaded window to front, radiator

### Cloakroom

with wooden flooring, white wash hand basin with chrome

### Second floor

#### Door to stair case and stairs opening into

Main bedroom with single glazed, panelled wooden window overlooking the rear courtyard garden, wooden flooring, radiators, single glazed wooden window to front and views of the town, beamed ceiling and door into

#### Walk in wardrobe

wooden flooring, radiator, shelving, single fitted wardrobe and hanging rail

#### En-suite bathroom

with matching white roll top bath with claw feet, electric shower over, wash hand basin with chrome mixer tap set into vanity unit, pedestal WC, chrome ladder style radiator/towel rail, wall lights, part tiled with grey tiles

#### EXternally

to the front there is an iron gate leading from the pavement to the front door of the property with small flower bed and paving. To the rear and directly from the back door in the kitchen there is a paved area for storage of bins rising up some steps with wooden hand rail to the larger courtyard area with low maintenance flower beds and a storage shed with tiled roof

## General Information

EPC rating E

Council Tax Band D £2311.21 2023/24

Holding Deposit equivalent to 1 weeks rent £330.00

Damages Deposit equivalent to 5 weeks rent £1650.00

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