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Residential Sales



## 12 Cottle Avenue, Bradford-on-Avon, BA15 1FD

Situated in an excellent development for the over 55's, a spectacular 2 bedroom, 2 en suites home with private garden and a high degree of independence. Offered with no onward chain.

Tenure: undefined

£420,000



# Situation

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.

# Description

Set within an attractive and thoughtfully designed development exclusively for the over 55’s, this superbly presented 2 bedroom property combines generous living space, contemporary comfort and exceptional privacy.

**Entrance Hall** With matt well, partially glazed external door, stairs rising to first floor.

**Cloakroom** With tiled flooring, WC, wash hand basin, radiator, wall mounted mirror, utility cupboard with space and plumbing for washing machine and tumble dryer, understairs cupboard.

**Living Room** With front aspect window, feature fireplace, glazed double doors to dining room.

**Dining Room** With glazed double doors to garden room.

**Garden Room** With tiled flooring, rear aspect windows, French doors to patio and garden.

**Kitchen** With tiled flooring, rear aspect window, range of floor and wall mounted units having silestone worktops incorporating stainless steel sink, integrated appliances include fridge/freezer, dishwasher, 4 ring gas hob with extractor over, oven and microwave/grill, gas fired boiler providing domestic hot water and central heating.

**First Floor Landing** With radiator, airing cupboard, access to loft space.

**Bedroom 1** With radiator, built-in wardrobe, glazed doors to balcony, door to:-

**En Suite** With tiled flooring, rear aspect window, bath, WC, vanity unit having inset wash hand basin, heated towel rail.

**Bedroom 2** With radiator, front aspect window, built-in wardrobe, door to:-

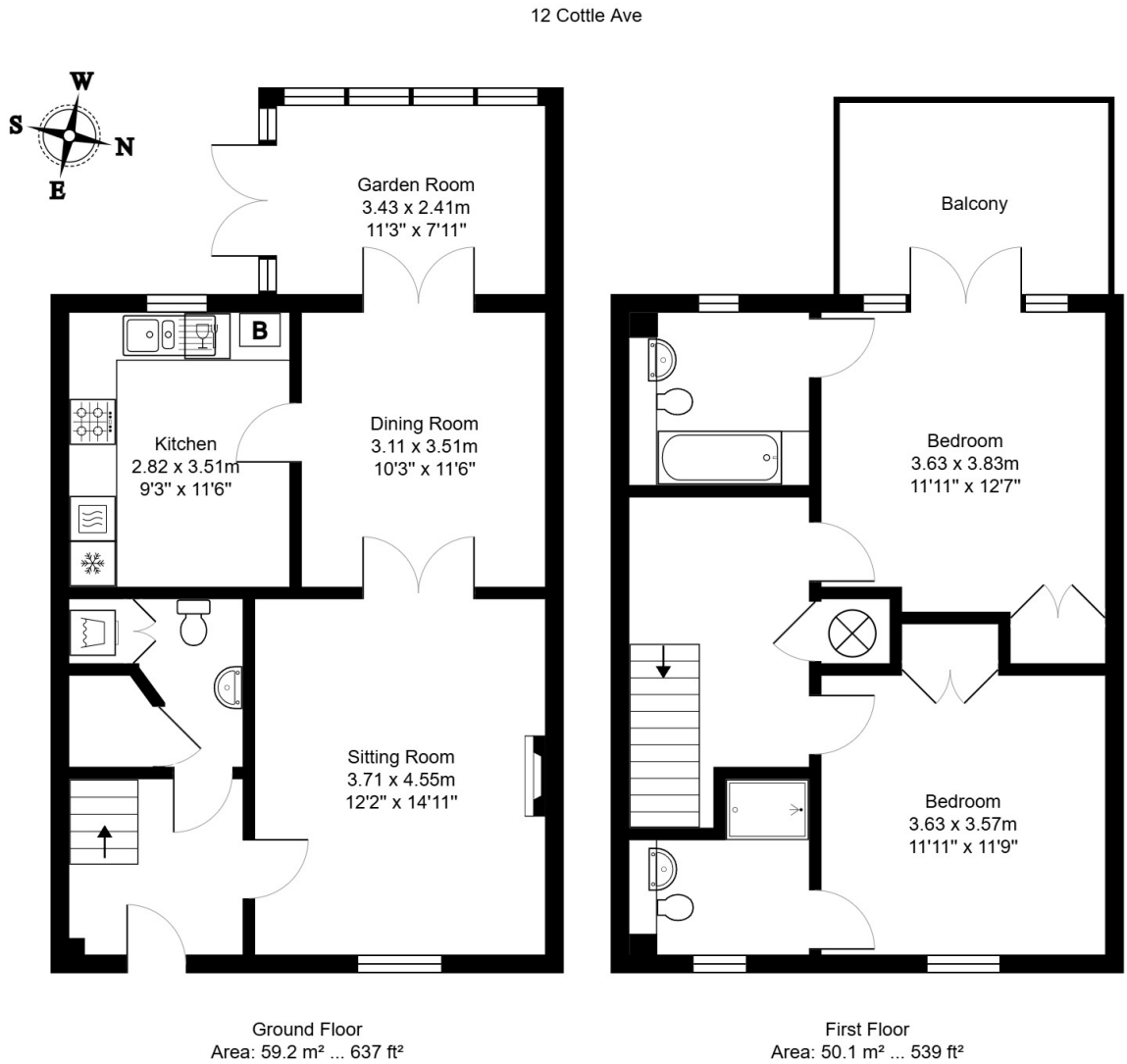
**En Suite** With tiled flooring, front aspect window, WC, vanity unit having inset wash hand basin, shower, heated towel rail.

**Externally** The property benefits from an allocated parking space and a private rear garden which is predominantly laid to lawn with patio area and mature planting.

# Key Features

- 2 bedrooms, both with en suites
- Private garden
- Allocated parking
- Access to communal facilities
- No onward chain

# Floor Plan



Total Area: 109.3 m² ... 1176 ft² (excluding balcony)

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.  
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# General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Tenure: Leasehold with the remainder of 999 year lease from 2013

Ground Rent: £TBC

Service Charge: £TBC

Local Authority: Wiltshire Council

Council Tax Band: Band E – £3128.82

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