

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](http://cobbfarr.com)

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

Bath & Bradford on Avon

Residential Sales



## 17 Newtown, Bradford-on-Avon, BA15 1NE

An attractive Grade II listed, 2 bedroom, mid-terrace period property that has been renovated to a high standard throughout. The cottage is situated in a popular residential area just a short walk from the town centre.

Tenure: Freehold

£325,000



## 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

### Ground Floor

**Entrance Hall** Accessed via partially glazed hard wood front door with mat well, wood flooring, downlighting, stairs rising to first floor, partially glazed door to:-

**Sitting Room** With front aspect stone mullion windows, oak window seat, feature beams, radiator, fireplace having inset woodburning stove, stone hearth and exposed timbers, oak door to understairs cupboard, downlighting, wood flooring, rolling panel door to:-

**Study Area** With wood flooring, radiator, exposed stone walling, window.

### First Floor

**Landing** With wood flooring, radiator, stable door giving rear access, stairs rising to second floor.

**Kitchen/Dining Area** With 2 front aspect stone mullion windows, range of floor and wall mounted units having oak work surface, Belfast sink, gas hob with extractor fan over, tiled splashback, fan oven, integrated dishwasher, fridge and freezer, recessed oak shelving, downlighting, exposed beams, window seat, breakfast bar.

**Bedroom 2** With rear aspect window, radiator, wood flooring.

### Second Floor

**Landing** With exposed stone wall, downlighting, access via ladder to boarded loft space, wood flooring, fitted wardrobes.

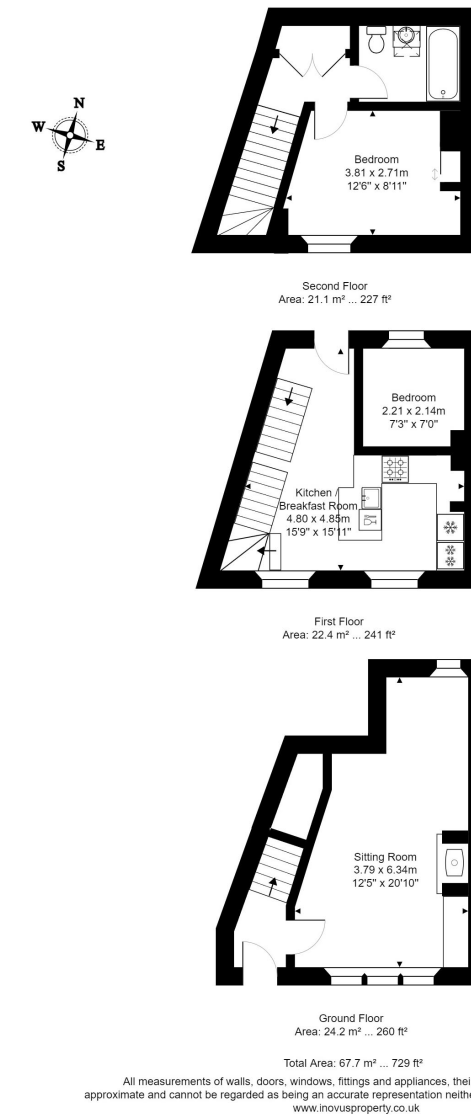
**Bathroom** With WC, oak vanity unit having inset wash hand basin, bath with glazed shower screen, rainforest style shower head and separate wand, chrome ladder style radiator, tiled flooring, partially tiled walls, Velux window, downlighting.

**Bedroom 1** With front aspect window enjoying wonderful views, oak flooring, radiator, sliding door to storage area, wall lights.

## Key Features

- Grade II listed cottage
- 2 bedrooms
- Fully renovated throughout
- Wonderful views
- Easy access to town centre

## Floor Plan



## 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 C – £2164.54

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.