

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

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Residential Sales



356 The Walk, Holt, Wiltshire, BA14 6RR

Situated in a tucked away position within this popular village, a pretty, 1 bedroom end of terrace, period cottage which has been recently updated.

Tenure: Freehold

£225,000

Situation

Holt has an excellent community with many events being held throughout the year including Fetes and Boules.

The village boast amenities including a general store with Post Office, 2 public houses, a well thought of primary school, church, The Glove Factory Studio where there is a gallery and café and The Courts, a National Trust property.

The market town of Bradford on Avon lies approximately 2 miles away and provides a range of amenities including doctors and dental surgeries, swimming pool, library, many individual shops and a railway station providing direct access to the cities of Bath, Bristol and London Waterloo.

The World Heritage City of Bath is approximately 11 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 within easy reach, junction 17 is approximately 16 miles away whilst junction 18 is approximately 14 miles.

Description

Accommodation

Ground Floor

Sitting Room

Accessed via partially double glazed stable style door with front aspect window, radiator, fireplace with inset gas fire and stone hearth, sliding wood door to:-

Kitchen

With a range of floor units having wooden worktops incorporating composite sink and drainer, gas cooker, extractor fan, space and plumbing for washing machine, rear aspect window, partially double glazed stable style door to communal courtyard, feature beams, downlights, cupboard housing gas fired Worcester boiler providing domestic hot water and central heating, luxury vinyl click flooring, stairs rising to first floor.

First Floor

Landing

With access to loft space, double doors to cupboard.

Bathroom

With WC, vanity unit having inset wash hand basin, bath with mixer tap and showerhead attachment, partially tiled walls, feature beam, chrome ladder style radiator, obscure glazed rear aspect window.

Bedroom

With front aspect window, exposed painted floorboards, radiator, wardrobe.

Externally

To the rear of the property, there is access to a communal courtyard with stone built garden store providing a useful storage space and outside water feed.

To the front of the property there is an attractive garden enclosed by a low level stone wall. The paved patio is ideal for al fresco dining with raised borders having cottage style planting and views towards the church spire.

Key Features

- Period cottage
- 1 bedroom
- Tucked away position
- Private garden
- Recently refurbished kitchen and bathroom

Floor Plan

356, The Walk, Holt, BA14 6RR



Ground Floor Area

21.2 sqm
228 sqft

First floor Area

23.1 sqm
249 sqft

Total Area

44.3 sqm
477 sqft

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 – £1,719.16

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