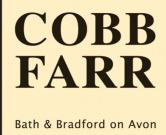
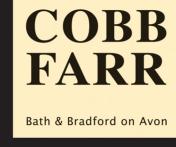
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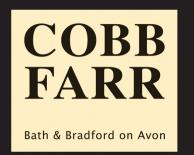












Residential Sales



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.

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

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.

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

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent