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Residential Sales



1 Ropewalk Cottages, Newtown, Bradford-on-Avon, BA15 1LQ

Set within the desirable Ropewalk over 55's development, a 2 bedroom semi detached cottage with fantastic views over the town and its own private garden.

Tenure: Freehold

£375,000

Situation

The Ropewalk is situated on the northern slopes of the town, affording wonderful views towards Salisbury Plain. 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.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Solar Panels: PV panels on roof
Management Company: Kingsdale
Service Charges: £326 pcm
Local Authority: Wiltshire Council
Council Tax Band: Band F – £3,697.71

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Description

1 Ropewalk Cottages is a well maintained property yet presents an excellent opportunity for buyers to update and personalise to their own tastes. Offered with no onward chain, and offered to those 55 years and over, this is an ideal purchase for those seeking a home in a prime location with superb views.

Ground Floor

Entrance Hall With front aspect window, radiator, airing cupboard housing gas fired boiler providing domestic hot water and central heating and slatted shelving.

Shower Room With laminate flooring, front aspect window, WC, wash hand basin, shower, heated towel rail.

Bedroom 2 With radiator, rear aspect window.

Bedroom 1 With radiator, rear aspect window, built-in storage cupboards.

En Suite Bathroom With side aspect window, WC, wash hand basin, bidet, bath with shower over, heated towel rail.

Lower Ground Floor

Living Room With rear aspect windows, 3 radiators, door to decking and garden beyond, fireplace having inset gas fire, intercom system, open arch to:-

Kitchen With laminate flooring, range of floor and wall mounted units having work top incorporating 1 1/2 bowl stainless steel sink and drainer, 4 ring gas hob, integrated eye-level double oven, space and plumbing for dishwasher, front aspect window, understairs cupboard.

Utility With laminate flooring, wall mounted storage, space and plumbing for washing machine, radiator.

Cloakroom With laminate flooring, WC, wash hand basin.

Externally The property benefits from an integral single garage, parking and a private courtyard garden to the rear which is predominantly laid to paved patio with raised beds and mature planting.

Agents Note: Please note the double glazing has been replaced throughout the property within the last 12 months.

Key Features

- 2 bedroom cottage
- Well regarded over 55's development
- En suite facilities
- Courtyard garden
- Integral garage and parking
- Picturesque views over the town

Floor Plan

