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**COBB
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Bath & Bradford on Avon

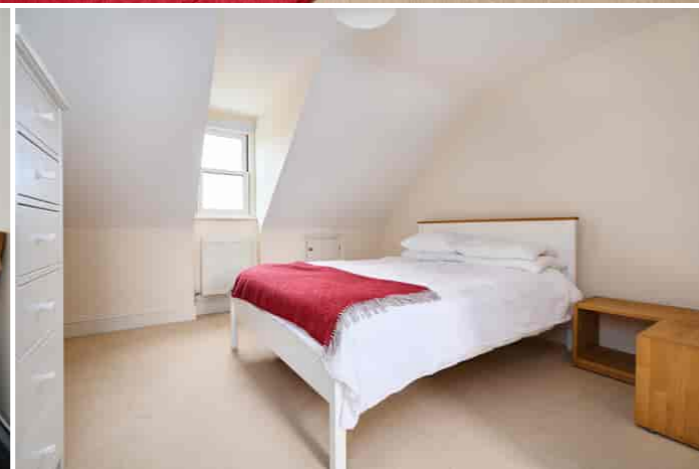
**COBB
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Bath & Bradford on Avon

Residential Sales



3 Longs Yard, Bradford-on-Avon

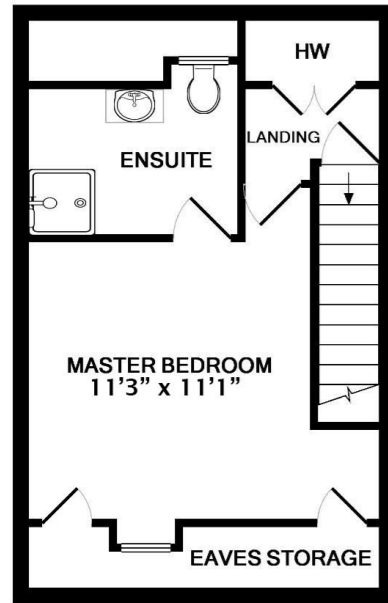


Floor Plan

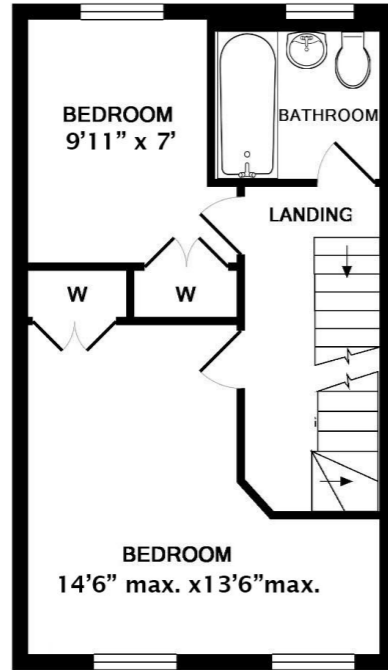


TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)

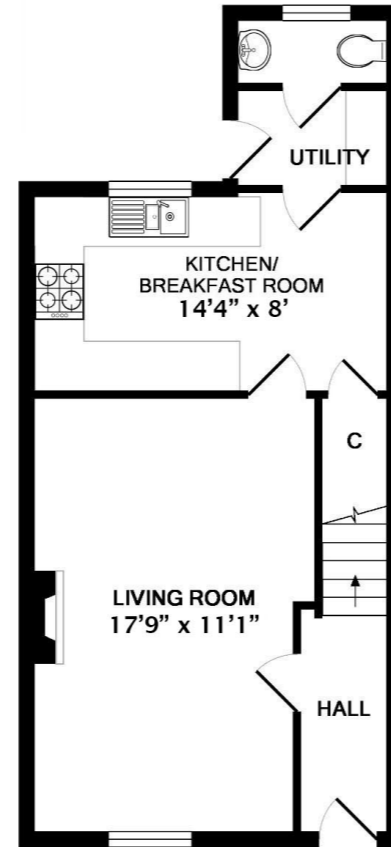
The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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TOP FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

3 Longs Yard Bradford-on-Avon BA15 1DH

Hidden away in a central yet peaceful location to Bradford on Avon, this wonderful 3 bedroom mid terrace home offers convenience and comfort, enjoying light and airy accommodation arranged over three floors.

Tenure: Freehold

£475,000



Situation

No. 3 Longs Yard is situated in a tucked away position, just a short level walk from the town centre and all its amenities. Bradford on Avon is a charming market town with many facilities 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

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,164.54

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Description

This delightful townhouse offers an exceptional blend of tranquil living and convenient access to local amenities, situated just a short walk from the train station. The property boasts flexible accommodation spread over three well proportioned floors, making it ideal for a range of buyers.

Internally, the ground floor is designed for modern living, featuring a welcoming entrance hall that leads to a spacious, light filled living room complete with a charming coal effect gas fire. The large kitchen/dining room is perfect for both everyday living and entertaining, offering ample storage space. This floor also benefits from a useful utility and a cloakroom.

On the first floor, you'll find two generously sized double bedrooms and a well appointed family bathroom. The top floor is dedicated to the principal bedroom, which includes the added luxury of an en suite bathroom.

Externally, the property enjoys driveway parking for one vehicle to the front, with the added bonus of a private walled courtyard garden to the rear, providing a peaceful outdoor space. Additionally, there is one allocated visitor parking space within the development.

An outstanding opportunity for those seeking a stylish and versatile home in a highly desirable location.

Accommodation

Ground Floor

Entrance Hall

With foot well, alarm panel, stairs rising to first floor, downlighting, coving, radiator.

Sitting Room

With sash window, Bath stone fireplace having inset coal effect gas fire.

Kitchen/Dining Room

With floor and wall mounted units, worktop incorporating 1½ bowl stainless steel sink, integrated freezer, dishwasher, double oven, 4 ring gas hob, extractor fan, integrated fridge tiled splashback, sash window, downlighting, understairs cupboard.

Utility Room

With floor and wall mounted units, worktop incorporating stainless steel sink, washing machine, tiled splashbacks, downlighting, door to courtyard.

Cloakroom

With WC, wash hand basin having tiled splashback, gas fired boiler providing domestic hot water and central heating, extractor fan, sash window.

First Floor

Landing

With stairs rising to second floor.

Bedroom 2

With 2 sash windows, coving, double wardrobe.

Bedroom 3

With sash window, coving, double wardrobe.

Bathroom

With WC, wash hand basin, bath with mixer tap and chrome shower over, ladder style radiator, extractor fan, downlighting, partially tiled walls, sash window.

Second Floor

Landing

With Velux window, airing cupboard housing hot water cylinder and slatted shelving.

Bedroom 1

With front aspect window, eaves storage, access to loft space, door to:-

En Suite Shower Room

With WC, vanity unit with inset wash hand basin, fully tiled shower cubicle, extractor fan, downlighting, ladder style radiator, sash window, tiled flooring.

Externally

Garden and Parking

To the front of the property there is brick block parking for 1 vehicle and mature shrub border. There is a delightful, walled, courtyard garden to the rear which is predominantly laid to patio with gravelled areas. The development also offers a visitors parking space.