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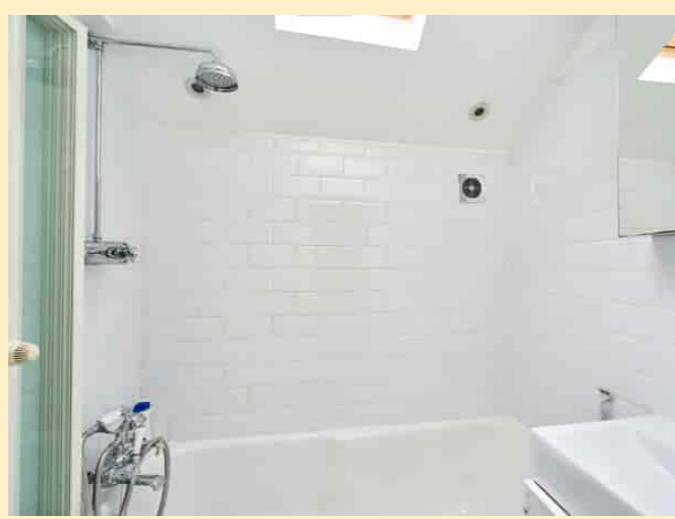
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Residential Sales



## Little Cottage, 78, Whitehill, Bradford on Avon, BA15 1SG

Centrally located in the heart of Bradford on Avon, this charming 2 bedroom cottage enjoys easy access to local amenities and the train station, while benefiting from a quiet, tucked-away setting. The property retains a range of attractive period features and is presented in excellent condition throughout.

Tenure: Freehold

£325,000

## Situation

Tucked away in a quiet position, Little Cottage is situated in the very heart of the town. 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

**Kitchen/Dining Room** with stone tiled flooring, part glazed external front door, bespoke handmade kitchen with a range of floor and wall mounted units having wooden worktops incorporating stainless steel sink with mixer tap and drainer, tiled splashback, integrated 4 ring induction hob, oven, space and plumbing for washer/dryer, space for fridge/freezer, exposed beams, exposed stonework, feature fireplace, built-in storage cupboards, front aspect window with working shutters, side aspect window, stairs rising to first floor.

**Living Room** with side aspect window and working shutters, part glazed rear external door, feature fireplace with stone mantelpiece and hearth, radiator.

### First Floor

**Bedroom 1** with vaulted ceiling and exposed beams, Victorian cast iron feature fireplace, side aspect window with working shutters, built-in storage, radiator.

**Bedroom 2** with front and side aspect windows having working shutters, radiator.

**Bathroom** with WC, wash hand basin with built-in storage below, bath with shower head attachment, heated towel rail, wall mounted mirrored storage cupboard, Velux window.

**Externally** the property is approached via steps and a shared path leading to a small, paved area suitable for a bistro table and chairs.

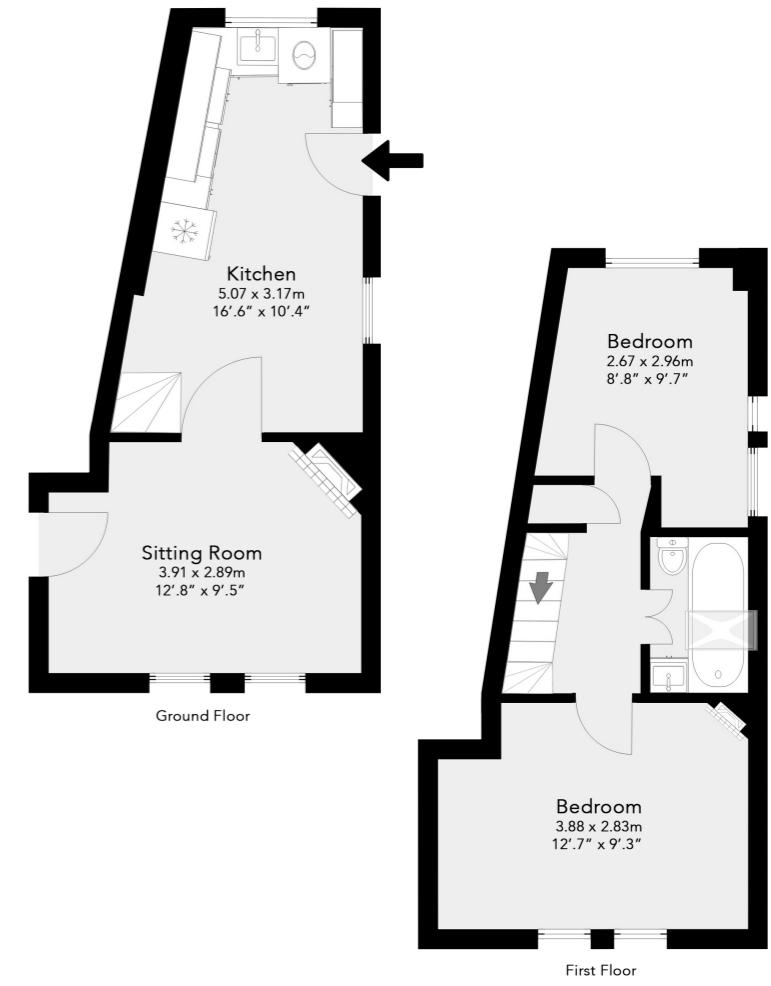
**Agents Note:** Please note there is no right of way from the door in the living room.

## Key Features

- Period cottage
- 2 bedrooms
- Centrally located to town
- Close to amenities
- Excellent investment opportunity or first time buy

## Floor Plan

78 Whitehill, Bradford on Avon, BA15 1SG



## 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 – £2,275.51

**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.

**Total Floor Area**  
(approx)  
47.50 Sqm  
511 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