

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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219d Conkwell, Limpley Stoke, Bath,      £1,295 pcm  
Wiltshire, BA2 7FD

A charming 1 bedroom character cottage with parking set in a tranquil, gated development in Conkwell, close to the village of Winsley, available for a longer term let on an unfurnished basis. Pets considered although please note there is no private garden space.

Available Now      Unfurnished



## Key Features

- Countryside location on the edge of village
- 1 Bedroom
- Parking for 1 vehicle
- Part of a gated rural development
- Kitchen / dining room

## Description

219D Conkwell is found as part of a small gated development of similar period cottages forming part of the estate of Conkwell Grange. Found on the outskirts of the villages of Winsley and Limpley Stoke. Offering beautiful views to the surrounding coutryside with 1 bedroom, kitchen/dining area, utility area, lounge and well appointed bathroom. There is parking available for 1 vehicle.

## Accommodation

### Ground floor

#### Wooden part glazed front door opens into kitchen/dining room

with tiled flooring, inset mat well, carpeted stairs rising to first floor, smoke alarm, door to lounge and kitchen area with grey shaker style floor and wall units, undercabinet lighting, part tiled walls , electric oven and ceramic hob set into worktop, stainless steel extractor fan over, undermount 1 1/2 bowl stainless steel sink with chrome mixer tap over, dishwasher, white ladder style radiator, downlighting to room, double glazed UPVC window to front

#### Hallway leading to lounge at rear of cottage

having washing machine installed creating small utility area and further door into

#### Lounge

with wooden flooring, pendant light, radiator, double glazed UPVC window to rear

### First Floor

#### Landing area carpeted and doors leading to

#### Bedroom

carpeted, dual aspect double glazed UPVC windows to front and side, radiator, pendant light, loft hatch

#### Bathroom

with white wood effect flooring, part tiled walls, downlights, velux window, grey ladder style radiator, white sink with chrome taps set into grey vanity unit with mirrored cabinet above, white bath with tongue and grove paneling to side, chrome thermostatic shower with hand held and large shower head, chrome thermostatic controls, glass shower screen, white WC, extractor fan

### Externally

#### Parking for 1 vehicle

## General Information

Oil central heating  
Council Tax Band B – £1705.20 2024–2025  
Holding Fee Equivalent to 1 weeks rent £295.00  
Damages Deposit Equivalent to 5 weeks rent £1475.00  
EPC rating E

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