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1 Beckford Drive, Lansdown, Bath £3,850 pcm
, BA1 9AU

A very well presented, substantial three storey detached property with the benefit of a larger than average garden, double garage, four bedrooms, two reception rooms and attractive views both to the front and rear.

Available August Unfurnished

Key Features

- Substantial three storey detached property
 - 3 bathrooms
 - Attractive good size garden
 - Double width driveway and parking for 4 cars
- 2 reception rooms
 - 4 bedrooms
 - Double garage
 - Views

Description

This attractive and substantial detached property with accommodation set over three floors is very well presented throughout, with the benefit of a larger than average garden. The property has a large kitchen and living area on the ground floor with bi–folding doors opening out to the garden, and at first floor level an attractive separate sitting room with wonderful views towards the Welsh hills and Beckford’s Tower. There are four good size bedrooms and the principal bedroom has French doors leading onto a balcony with superb views. To the rear, views overlook the playing fields and beyond. This particular house also has the benefit of a large, double width driveway, with parking for four cars and double garage.

Accommodation

Ground Floor

Reception Hall

With tiled flooring, staircase leading to first floor and door into cloakroom.

Cloakroom

With modern WC and wash hand basin.

Living/Dining Area

With tiled flooring, bi–folding doors to the rear garden, understairs storage cupboard and leading through to the kitchen area.

Kitchen

Full fitted with white modern suite with granite work tops. Integrated AEG appliances include double eye level oven and grill, six burner gas hob with extractor hood over, full size larder fridge and freezer, dishwasher and space for washing machine.

First Floor

Living Room/Bedroom 5

With double aspect and full–length window with plantation shutters, French doors and wood flooring.

Bedroom 3

With wood flooring and aspect to the rear over the garden.

Bedroom 4

With wood flooring and aspect to the rear over the garden.

Family Bathroom

With tiled flooring, modern suite comprising: bath with fitted shower attachment, wash hand basin and WC with chrome ladder radiator, down–lighting, medicine cabinet and window.

Stairs rise to second floor.

Second Floor

Bedroom 2

With wood flooring and aspect to the rear with far reaching views over playing fields and beyond and door into en–suite shower room.

En–Suite Shower Room

With fully tiled shower cubicle with folding glazed screen, wash hand basin, WC, chrome ladder radiator and down–lighting.

Bedroom 1

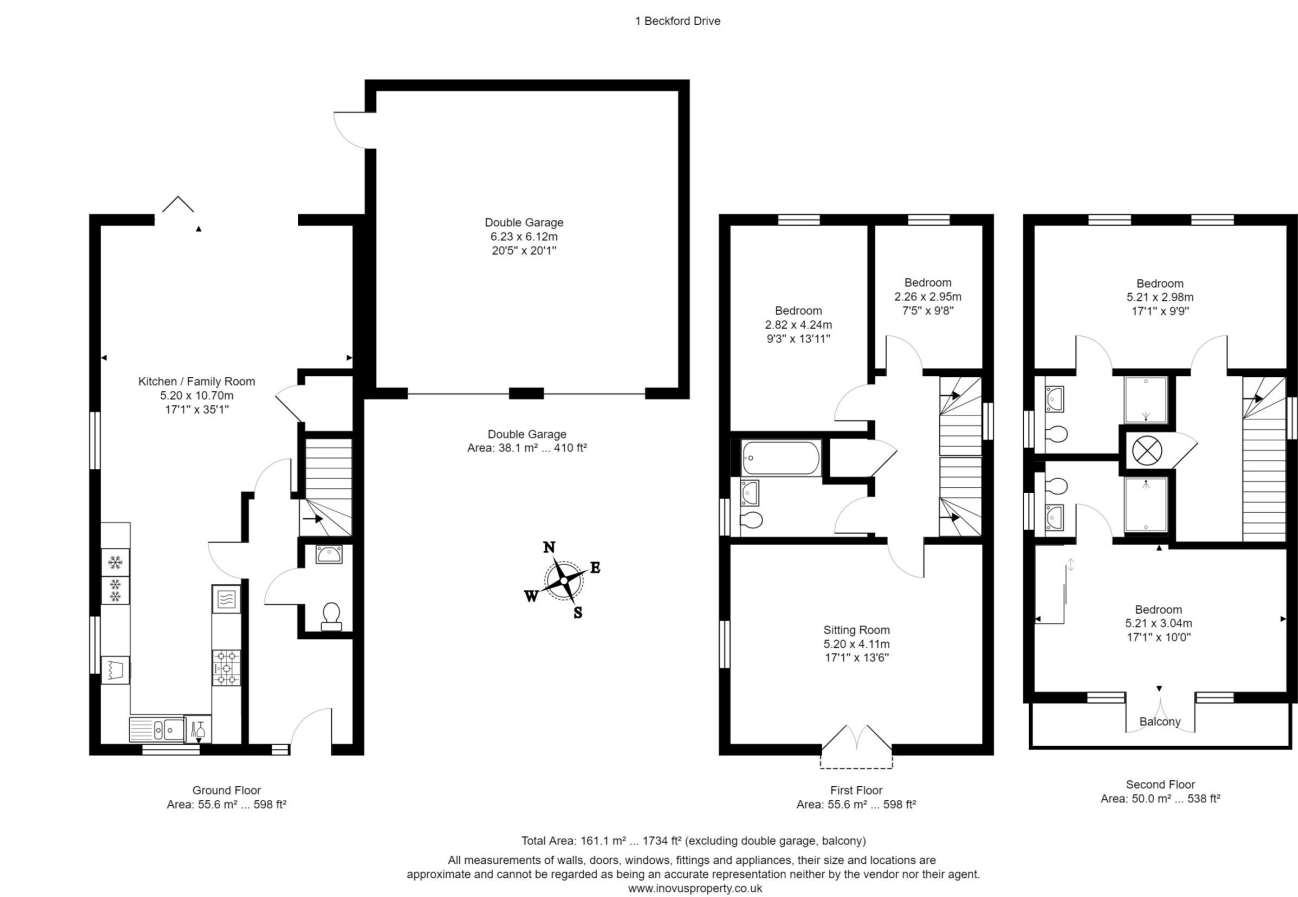
Situated to the front with French windows leading onto a balcony, plantation shutters and offering far reaching views towards Bristol and the Welsh hills in the distance. Double built–in wardrobe with sliding mirror door and door into en–suite shower room.

En–Suite Shower Room

With large walk–in shower cubicle with folding glazed screen and tiled walls, wash hand basin, WC, chrome ladder radiator, down–lighting and window.

Externally

To the rear is a good size garden with side access, an area laid to lawn, a paved patio and well enclosed by walling, fencing and hedgerows.To the rear there is a water tap and personnel door leading into the double garage, with two metal up and over doors, electric light and power point, space for fridge freezer, tumble dryer and a work bench. Access to storage within the roof space. To the front there is an attractive garden area immediately to the front and side, with a pedestrian gate leading through to the rear garden. The whole garden area is enclosed by stone walling and high hedgerows. There is an attractive covered porch area and double gates lead to a good–sized driveway with parking for 4 vehicles which in turn leads to the double garage. There is courtesy lighting to the front. Immediately to the front of the property are turning spaces as this property is located at the end of the close, with a communal lawned garden area with mature trees.



General Information

Heating: Gas fired central heating
Council Tax Band: G
Glazing: The property is fully double glazed throughout
Energy Performance Rating B

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