

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

COBB  
FARR

Bath & Bradford on Avon

COBB  
FARR

Bath & Bradford on Avon

Residential Sales



## Plot 30, Shepherds Close, Norton St Philip,

SHOWHOME, LAST REMAINING PROPERTY. A newly constructed 2 bedroom detached house built by Malcolm Lippiatt Homes, the property forms one of 14 properties built in Phase III of this superb and spaciouly laid out development in the sought after location of Norton St Philip. The property has the advantage of a sitting room on the ground floor which could be used as a third bedroom with the potential to gain direct access through to the shower room.

Tenure: Freehold

£600,000



Situation

Shepherds Close is located in a quiet cul-de-sac on the edge of this attractive Somerset village of Norton St Philip. The village has many amenities to include 2 public houses, nearby there is a Co-op store with Post Office within, a regular bus service to Bath, a nearby farm shop and an excellent village community together with the village cricket grounds all set within a quintessential setting.

The UNESCO World Heritage City of Bath is within 8 miles and offers a wonderful array of chain and independent shopping outlets, many fine restaurants cafes and wine bars along with a wealth of cultural activities which includes a well-respected music and literary festival, One Royal Crescent and Holburne Museums and a number of pre-London shows at the Theatre Royal. The nearby town of Frome also offers an attractive choice of individual shops together with 3 theatres, a cinema and a large sports centre. Other communications include the M4 Junction 18, 11 miles to the north of Bath, and the A303/M3 linked to London, both within easy reach, together with the main line railway station at Bath Spa providing regular services to London Paddington. The 267 bus service direct to Bath is only a few minutes' walk away.

A viewing is highly recommended by the sole agents Cobb Farr.

General Information

- Services: All mains services are connected.
- Heating: Gas fired central heating.
- Tenure: Freehold.
- Glazing: Full double glazing throughout.
- Warranty: 10 year NHBC warranty.
- Age exclusive properties with one of the purchasers will be 55 years old or more.

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.

Description

15 Shepherds Close (Plot 30) is a detached property built by Malcolm Lippiatt Homes, a renowned local developer.

Designed in a traditional manner and set amongst this superb development of larger homes which are spaciouly laid out, the property benefits from well proportioned accommodation throughout. On the ground floor there is a large kitchen/dining room with a range of floor and wall mounted units with integrated appliances and Corian work surfaces, bi-folding doors lead to the rear garden. A fabulous sitting room to the rear which is light and airy with bi-folding doors to the rear garden, a generous entrance hall and large shower room. At first floor level there are 2 generous double bedroom both with en-suite facilities, the master having a walk-in wardrobe. The property also has the benefit of a single garage with boarded area and loft ladder, plumbing for washing machine and ample driveway parking laid with brick pavers.

This attractive property has been built to a superb new build quality and is set within this highly regarded development and benefits from a 10 year NHBC warranty.

Additional Features Include:

Solid Oak handrail, spindles and banister to the staircase.

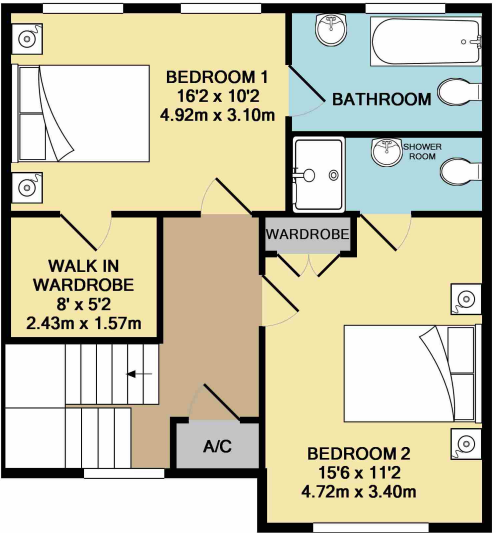
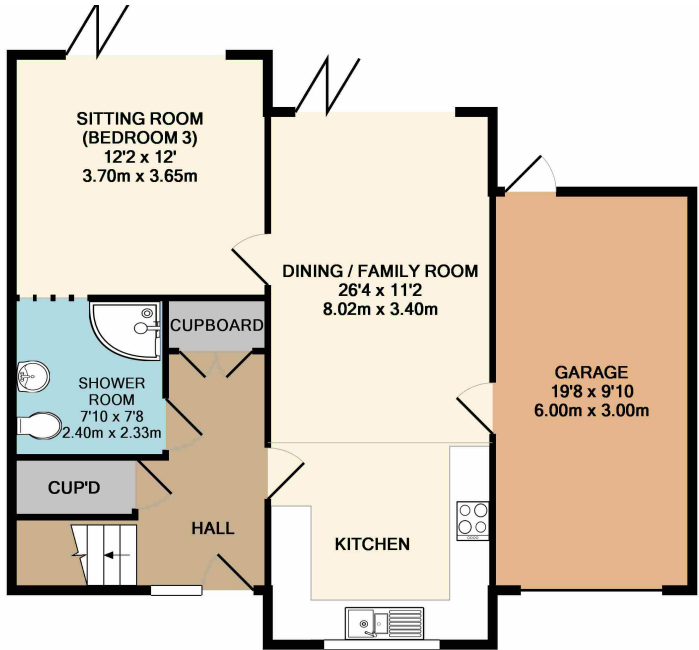
Electronically operated garage door with boarded loft space and loft ladder access together with light and power and plumbing for washing machine.

BT openreach fibre to the property.

Key Features

- Detached new build house
- Photographs of the show house
- Age exclusive properties where one of the purchasers will be 55 years old or more
- Sought after village location
- 2 bedrooms both with en-suites
- Separate large shower room
- High specification kitchen and bathrooms
- Single garage with boarded area and loft ladder
- Ample driveway parking
- 10 year NHBC warranty

Floor Plan



TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018

