

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**

Residential Sales

Residential Lettings

Land & Development

**COBB
FARR**

Residential Lettings



17 Duffield Lane, Bradford On
Avon, BA15 1FY

£1,900 pcm

A modern 3 bedroom detached house with west facing garden offering en suite facilities, double garage and two allocated parking spaces located within 1/3 miles of the town centre and train station.

Available Early September 2024

Unfurnished

Key Features

- Modern detached family house
- Ensuite facilities
- Double garage and allocated parking
- 3 double bedrooms
- West facing garden
- Pets considered at landlords discretion

Description

Kingston Farm is a beautifully designed development of 138 homes set on the north-eastern edge of Bradford-on-Avon. Each of the homes has been designed taking into account many of the town's local vernacular details like the Bath stone and beautiful green spaces. 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, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The ground floor accommodation briefly comprises: a light, airy sitting room with a French door leading to the garden, spacious kitchen/diner, utility room and a cloakroom. On the first floor there are 3 double bedrooms, one with ensuite shower room and a family bathroom. The property also benefits from two allocated parking spaces and a double garage.

Accommodation

Ground Floor

Living Room

being dual aspect with French doors leading to the garden with Cast iron woodburner set into a fireplace with matching surround, mantle and hearth, TV point, radiators.

Kitchen/Diner

being dual aspect with a matching range of floor and wall mounted units having granite work surface areas incorporating 1½ bowl ceramic sink, built in AEG 5 gas hob with extractor fan above, built in AEG dishwasher, AEG double oven, built in fridge/freezer, tiled floor, double panelled radiator, TV point, door to the utility room.

Utility Room

with floor and wall mounted units, space and plumbing for washing machine and dryer, tiled flooring, radiator, under stairs storage cupboard, door to the garden.

Cloakroom

with low flush W,C, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

First Floor

Master Bedroom

with front aspect window, radiator, TV point, door to the ensuite.

Bedroom 2

with front aspect window, radiator, TV point.

Bedroom 3

with rear aspect window, radiator.

Family Bathroom

with matching white 3 piece suite comprising low flush W.C, wall mounted wash hand basin, panelled bath with mixer tap, telephone shower attachment, glazed shower screen, part tiled walls, tiled flooring, water heated towel rail, rear aspect with frosted double glazed window.

Externally

Garden

Externally, the rear walled garden is private and gives lawn and patio areas. Additionally, a double garage is located to the side of the property with a driveway giving two allocated parking spaces.

FIRST FLOOR

Master bedroom

3.3 x 3.70 m max (10'10 x 12'1 ft max)
(Measurements exclude wardrobe recess)

Bedroom 2

3.76 x 2.92 m max (12'4 x 9'7 ft max)

Bedroom 3

3.05 x 2.92 m (10'0 x 9'7 ft)

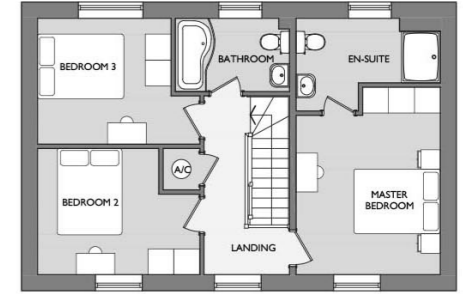
GROUND FLOOR

Living Room

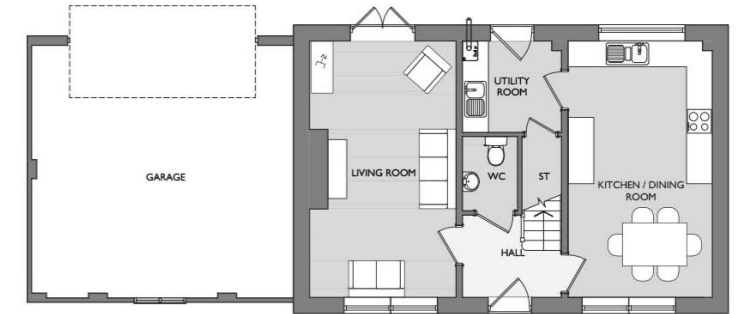
3.4 x 5.95 m max (11'2 x 19'6 ft max)

Kitchen / Dining Room

3.35 x 5.95 m (11'0 x 19'6 ft)



First Floor



Ground Floor

General Information

Council tax band F – £3517.38

EPC Rating B

Holding Deposit equivalent to 1 weeks rent £435

Damages Deposit equivalent to 5 weeks rent £2,175

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.