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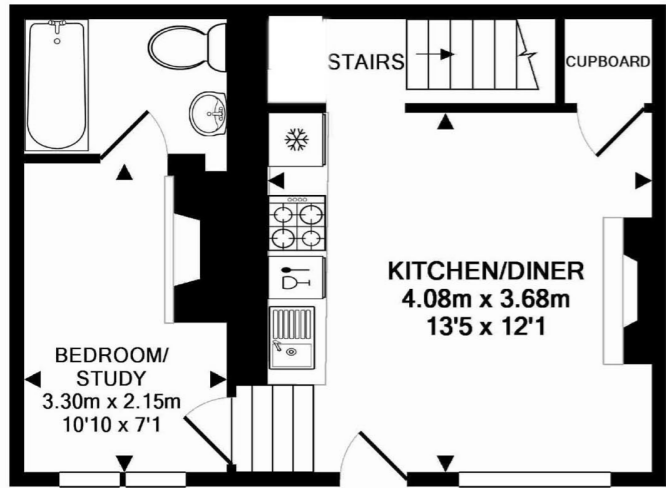
Residential Sales



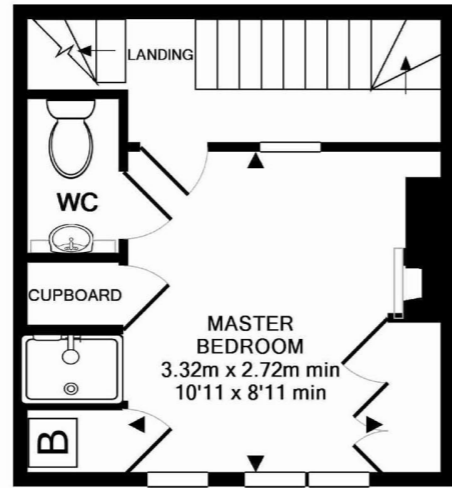
20 Tory, Bradford on Avon



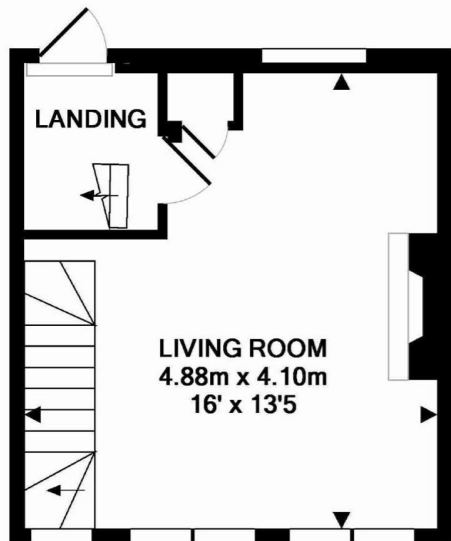
Floor Plan



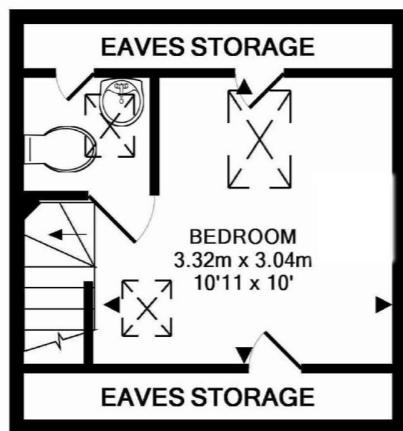
GROUND FLOOR
APPROX. FLOOR
AREA 30.4 SQ.M.
(328 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.8 SQ.M.
(223 SQ.FT.)



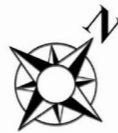
2ND FLOOR
APPROX. FLOOR
AREA 21.3 SQ.M.
(229 SQ.FT.)



3RD FLOOR
APPROX. FLOOR
AREA 16.6 SQ.M.
(179 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.1 SQ.M. (959 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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20 Tory
Bradford on Avon
BA15 1NN

An attractive Grade II listed 3 bedroom mid-terraced period cottage with accommodation arranged over 4 floors. The property enjoys a south facing courtyard garden and wonderful views across the town and countryside beyond.

Tenure: Freehold

£450,000



Situation

20 Tory is located on the peaceful, northern slopes of Bradford on Avon thus affording a panoramic vista across the town and countryside beyond.

Bradford on Avon itself, a charming market town, provides an excellent range of retail outlets, both individual and to include large stores such as nearby Sainsbury's. In addition there are many amenities to include tennis courts, swimming baths, library and health centre together with a good selection of restaurants.

Other surrounding towns include the county town of Trowbridge, Frome, Warminster and Chippenham.

The World Heritage City of Bath is also within approximately 6 miles providing a much fuller range of retail outlets together with many other amenities to include; The Theatre Royal, Thermae Spa, plus a wide selection of schools.

Communications are excellent with the railway station providing direct access to London Waterloo, Bath, Bristol and London Paddington accessed via Bath.

General Information

Services: We are advised that all mains services are connected

Heating: Gas fired central heating

Council Tax Band: Band D – £2,435.11

Local Authority: Wiltshire Council

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Description

20 Tory is a mid-terraced Grade II listed, period cottage with beautifully presented accommodation arranged over 4 floors.

A stable style door opens directly to a spacious kitchen/dining room with attractive fireplace with inset multi-fuel burner, a door leads to bedroom 3/study and in turn to an en suite bathroom. The first floor provides the spacious master bedroom with a range of built-in wardrobes and cloakroom.

The sitting room is located on the third floor, affording stunning southerly views across Bradford on Avon and the countryside beyond and has an attractive Bath stone fireplace and exposed stone chimney breast. There is also an external door at this level providing access to the rear of the property.

The top floor provides bedroom 2 with exposed A-frame timbers, Velux windows and cloakroom

Externally the property boasts a south facing courtyard garden with large stone built store.

Accommodation

Ground Floor

Kitchen/Dining Room

Accessed via partially glazed stable style door with front aspect stone mullion windows, range of floor units having wooden work surface areas incorporating single bowl with mixer tap and drainer, integrated dishwasher, stainless steel oven with gas hob over, integrated fridge, integrated washing machine, quarry tiled flooring, Bath stone fireplace with inset multi-fuel burner, under-stairs storage cupboard, open to inner hall, latch door to:-

Bedroom 3/Snug

With front aspect double window, slate tiled flooring, Bath stone fireplace, feature beam, downlighting, latch door to:-

En Suite Bathroom

With slate tiled flooring, Bath with telephone style shower attachment, WC, wash hand basin, chrome heated towel rail, downlighting, extractor fan, feature beam, partially tiled walls.

First Floor

Landing

With tongue and groove panelling, obscured glass panel, stairs rising to second floor, latch door to:-

Bedroom 1

With front aspect triple window with views over Bradford on Avon and beyond, Bath stone fireplace with cast iron grate, built-in triple wardrobe, 2 built-in single wardrobes, airing cupboard housing gas fired boiler providing domestic hot water and central heating, feature beams, fully tiled shower cubicle with glazed door, downlighting, latch door to:-

En Suite Cloakroom

With WC, vanity unit with inset wash hand basin and tiled splashback, chrome heated towel rail.

Second Floor

Landing

With external door to rear leading onto Budbury Ridge, door to:-

Sitting Room

Being dual aspect to front with triple window and to rear, exposed stone chimney breast, Bath stone fireplace with cast iron grate, wall lights, feature beam, built-in storage cupboards, stairs to:-

Third Floor

Bedroom 2

Being dual aspect to front and rear with Velux windows, exposed A-frame timbers, eaves storage cupboards, latch door to:-

En Suite Cloakroom

With Velux window, WC, wash hand basin, radiator.

Externally

Garden

The property benefits from a delightful south facing courtyard garden, well enclosed by stone walling and wrought iron railing and enjoying the wonderful views across the town. There is also a stone built shed with power.