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28 Mythern Meadow, Bradford-on-Avon,  
BA15 1HF

£1,295 pcm

A modern mid terrace two bedroom house enjoying a south-westerly facing low maintenance rear garden benefitting from 2 allocated parking spaces located in a quiet cul-de-sac not far from the centre of Bradford on Avon.

Available mid-April 2025

Unfurnished

## Key Features

- Quiet cul de sac location
- 2 Bedrooms
- Two allocated parking spaces
- Kitchen / breakfast room
- South facing garden
- Pets considered at the Landlords discretion

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## Description

This modern two bedroom mid terraced home is located in a quiet cul-de-sac approximately 1 mile from the centre of Bradford on Avon. On the ground floor the property has a lounge and bright kitchen/diner with access to the rear south westerly facing garden. On the first floor you will find a spacious main bedroom with double aspect windows and fitted wardrobes with a further bedroom overlooking the rear garden. There is allocated parking for two cars and wonderful countryside walks on the doorstep.

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## Accommodation

### External UPVC front door into lobby with fuse box and coat hooks leading into

pendant light, radiator

### Lounge

Carpeted and with UPVC double glazed window to front, pendant light, ornamental fire surround, TV point, BT point sockets, Honeywell thermostat, under stairs cupboard, stairs leading to first floor and door into

### Kitchen/diner

With tiled floor, strip lighting, radiator, range of matching white wall and floor units with black laminate worktop, electric Flavo Milano freestanding cooker and hob, Electrolux extractor over, free standing fridge, freezer and Logik washing machine, stainless steel sink with mixer tap, IDEAL gas boiler serving domestic hot water and heating, UPVC window to rear and UPVC part glazed door into garden

### First floor

#### Main bedroom

Carpeted with two UPVC double glazed windows overlooking the front with views to shrubs and field behind, fitted mirrored wardrobes housing hot water tank, Horstman hot water and heating programe control,

#### Second bedroom

Carpeted with UPVC double glazed window overlooking garden, pendant light, radiator

#### Bathroom

with vinyl flooring, white suite comprising of wash hand basin, WC, bath with thermostatic shower over and glass shower screen, part tiled walls, UPVC double privacy glazed window overlooking rear garden

#### Outside to Rear

#### Garden

mostly laid to lawn with patio area enjoying a south westerly aspect with shrubs and borders, shed and pedestrian side gate for access to parking area with allocated parking for 2 cars

## General Information

EPC rating D

Wiltshire Council Tax Band C £2164.54

Holding Deposit £295.00

Damages Deposit £1475.00

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