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Residential Sales



31 Fitzmaurice Place, Bradford-on-Avon, BA15 1EL

Situated within a popular development for the over 55's, a 3 bedroom end of terrace house presented in excellent condition throughout.

Tenure: Leasehold

£275,000

Situation

Fitzmaurice Place is situated just a short level walk to the town centre. A bus stop is conveniently located just at the entrance to the development.

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 and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Communal Areas/Facilities

The development offers parking, allocated if required subject to availability and communal gardens with various seating area.

Further benefits include a communal lounge with kitchen where a number of events take place weekly and a guest suite is available to book at approximately £15 per night.

General Information

Services: We are advised that all mains services are connected.
Heating: Electric heating
Local Authority: Wiltshire Council
Council Tax Band: Band D 2435.11
Tenure: Leasehold with 60 years remaining
Management Company: Broadleaf Management Services
Management Fees: £4,333 per annum
Ground Rent: £211.66 six monthly

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Description

Porch With light, storage, meter box, front door to:-

Entrance Hall With electric radiator, cloaks cupboard, stairs rising to first floor.

Utility/Cloakroom With space and plumbing for washing machines, space for tumble dryer, worktop with shelves over, WC, vanity unit having inset wash hand basin and tiled splashback, tiled flooring.

Kitchen With a range of cream floor and wall mounted units having wood effect worktops incorporating 1½ bowl stainless steel sink and drainer, space and plumbing for dishwasher, space for fridge/freezer, integrated Bosch double oven, Neff induction hob with stainless steel extractor over, window with southerly aspect.

Sitting/Dining Room With sliding patio doors to terrace, rear aspect window, electric radiator, electric wall mounted coal effect fire, wall lights.

First Floor

Landing With access to loft space, electric radiator, airing cupboard housing hot water cylinder and has slatted shelving.

Bathroom With front aspect, obscure glazed window, shower cubicle with glazed sliding door, chrome shower head and fully tiled, vanity unit having inset wash hand basin, WC, recessed cupboard with shelving, partially tiled walls, wood effect flooring, heated towel rail.

Bedroom 1 With rear aspect window enjoying views across Newtown, 2 fitted wardrobes, vanity unit, chest of drawers and two bedside tables.

Bedroom 2 With side aspect window overlooking communal gardens, 2 fitted wardrobes.

Bedroom 3/Study With rear aspect window.

Externally

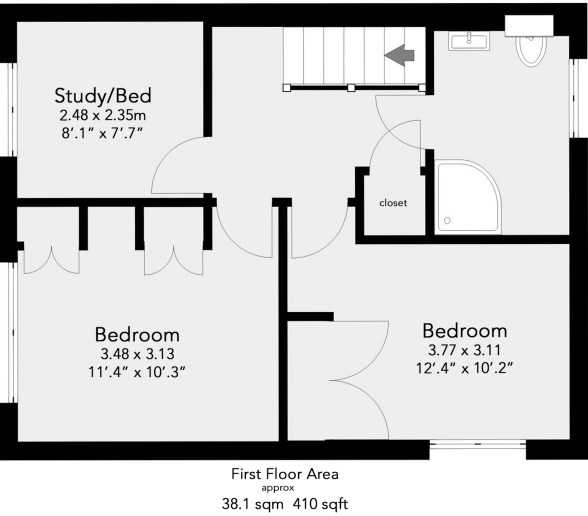
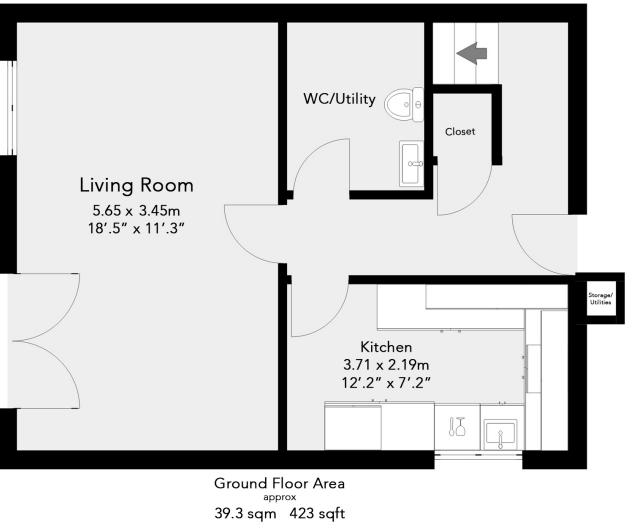
To the rear of the property there is a private terrace enjoying a westerly aspect.

Key Features

- 3 bedroom end of terrace house
- Development for over 55’s
- Excellent condition throughout
- Private terrace
- Parking
- Communal facilities

Floor Plan

31 Fitzmaurice Place, Bradford on Avon, BA15 1EL



Total Area
approx
77.4 sqm
883 sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent