



72 Tynning Road  
Winsley, Bradford on Avon, Wiltshire, BA15 2JP



Extended detached property requiring some modernisation, providing a generous level of well-proportioned accommodation arranged over three floors, ideal for family living. Situated on the popular Tying estate in the village of Winsley, conveniently located within walking distance of many amenities including farm shop, primary school, health centre, country inn and church. Available with no onward chain, viewing is highly recommended to fully appreciate all that this home has to offer.



Four Double Bedrooms  
Sitting Room & Family Room  
Kitchen & Dining Room  
Cloakroom  
4 Piece Bathroom Suite  
Two Shower Rooms  
Garden  
Garage  
Driveway  
No Onward Chain

**£485,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed obscure entrance door to front, radiator, stairs to the first floor.

#### Sitting Room 3.91m (12'10") x 3.77m (12'5") max

UPVC double glazed box window to front, feature fireplace with gas fire, radiator.

#### Family Room 3.32m (10'11") x 3.32m (10'11")

UPVC double glazed windows to side and rear, UPVC double glazed double door to garden, radiator.

#### Dining Room 3.32m (10'11") x 3.02m (9'11")

UPVC double glazed window to rear, built-in storage cupboard, radiator.

#### Kitchen 3.26m (10'8") x 2.41m (7'11")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, four ring gas hob with pull out extractor hood over, tiled splashbacks and floor, UPVC double glazed door to garden.

#### Cloakroom

UPVC obscure double glazed window to front, wash hand basin with cupboard under and tiled splashback, close coupled WC.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, stairs to the second floor.

#### Bedroom 1 3.84m (12'7") x 3.32m (10'11")

UPVC double glazed window to rear and side, built-in wardrobe, radiator.

#### En-Suite Shower Room

UPVC obscure double glazed window to rear, fitted with a three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail, tiled splashbacks and floor.

#### Bedroom 2 3.53m (11' 7") x 3.18m (10' 5")

UPVC double glazed window to front and side, built-in wardrobe, radiator.

#### Bathroom

UPVC obscure double glazed window to front, fitted with a four piece suite comprising bath, shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

### SECOND FLOOR

#### Bedroom 3 4.21m (13'10") max x 3.50m (11'6")

UPVC double glazed window to rear, radiator.

#### Bedroom 4 5.24m (17'2") x 2.57m (8'5")

Two double glazed Velux windows to front, radiator, access to eaves storage.

#### Shower Room

UPVC obscure double glazed window to rear, fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, tiled splashback, heated towel rail, tiled flooring.

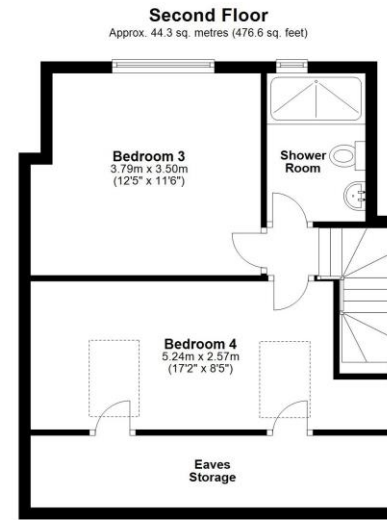
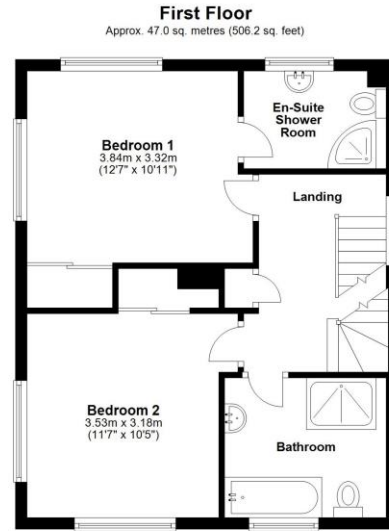
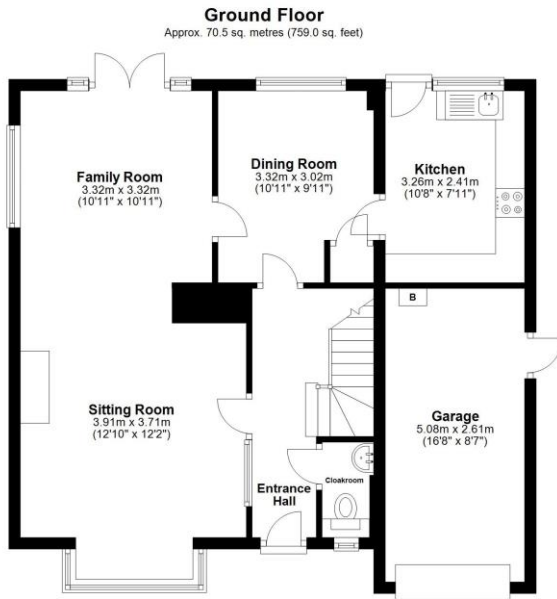
### EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, greenhouse, shed, gated side access. Driveway to front providing off road parking.

#### Garage 5.08m (16' 8") x 2.61m (8' 7")

Electric roller door to front, power and light connected, gas combination boiler, personnel door to side.





Total area: approx. 161.8 sq. metres (1741.8 sq. feet)  
This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.



**Council Tax:** Band D - £2,192.40 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

**Viewing:** Strictly by appointment through the agent **Kingstons**.

**Directions:** Leave Bradford on Avon via Winsley Road B3108 and upon reaching Winsley take the second exit at the roundabout onto the bypass. Take the first turning left onto Tynning Road where number 72 will be found immediately on the left-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		