



12 Southleigh  
Bradford on Avon, Wiltshire, BA15 2EQ

  
KINGSTONS

Mature chalet-style semi situated at the top of an elevated cul-de-sac, enjoying a tucked-away position on the Frome side of the town. Enjoying wonderful far-reaching views to the front and backing onto fields at the rear, this property offers immense potential for moderisaton and opportunity to extend (subject to the relevant permissions).

Three Bedrooms  
Sitting/Dining Room  
Kitchen  
Ground Floor Wet Room  
First Floor Bathroom  
Garden  
Garage  
Driveway

**£375,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC obscure double glazed window and entrance door to front, stairs to the first floor with storage cupboards under, radiator.

#### Sitting/Dining Room 6.76m (22' 2") x 3.53m (11' 7")

UPVC double glazed window to front, feature fireplace with wood burner stove, two radiators.

#### Conservatory 7.83m (25' 8") x 1.63m (5' 4")

Wooden constructing with single glazed windows to side and rear, space for tumble dryer, Belfast sink, wooden obscure single glazed door to garden.

#### Kitchen/Breakfast Room 3.82m (12' 6") x 2.70m (8' 10")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for integrated fridge/freezer, plumbing for washing machine and dishwasher, fitted electric oven, four ring gas hob, wooden single glazed stable door to side.

#### Bedroom 3 / Study 2.19m (7' 2") x 2.01m (6' 7")

UPVC double glazed window to side, UPVC double glazed obscure door to side, radiator.

#### Wet Room

UPVC obscure double glazed window to side, three piece suite comprising shower area with electric shower, wash hand basin and close coupled WC, tiled surround.

### FIRST FLOOR

#### Landing

Built-in storage cupboard, loft hatch.

#### Bedroom 1 4.65m (15' 3") x 3.51m (11' 6")

UPVC double glazed window to front, radiator, door to eaves storage space.

#### Bedroom 2 3.67m (12') x 2.95m (9' 8") max

UPVC double glazed window to side, radiator, door to eaves storage space.

#### Bathroom

UPVC obscure double glazed window to side, three piece suite comprising bath with electric shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, heated towel rail.

### EXTERNALLY

The front garden is mainly laid to lawn with a variety of mature shrubs, a driveway provides off road parking. The enclosed rear garden is mainly laid to lawn with flower and shrub borders, gated side access.

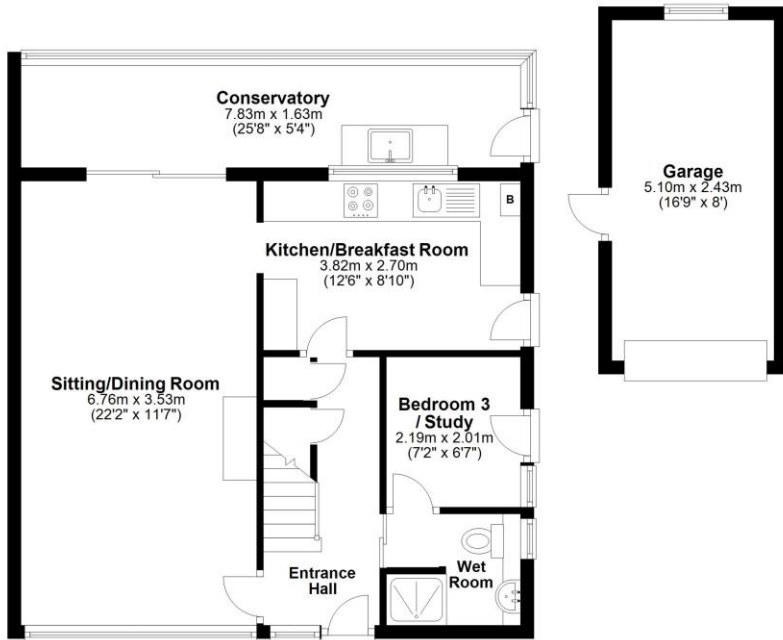
#### Garage 5.10 (16' 9") x 2.43m (8')

Power and light connected, metal glazed window to rear, up and over roller door to front, personnel door to side.



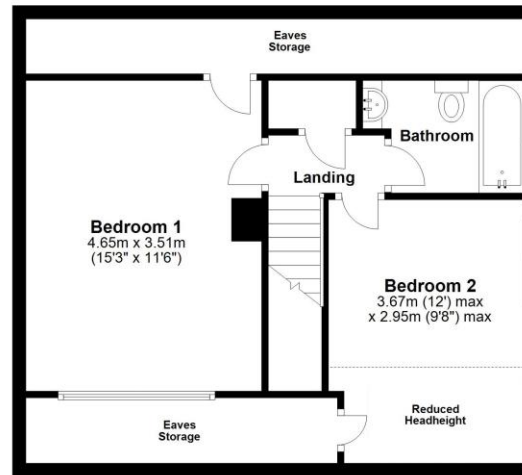
### Ground Floor

Main area: approx. 63.8 sq. metres (686.2 sq. feet)  
Plus garage, approx. 12.4 sq. metres (133.4 sq. feet)



### First Floor

Main area: approx. 37.3 sq. metres (401.4 sq. feet)  
Plus eaves storage, approx. 10.7 sq. metres (115.3 sq. feet)



Main area: Approx. 101.0 sq. metres (1087.7 sq. feet)  
Plus garage, approx. 12.4 sq. metres (133.4 sq. feet)  
Plus eaves storage, approx. 10.7 sq. metres (115.3 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.



**Council Tax:** Band C - £2,164.54 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

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

**What3words:** ///rules.callers.lasted

**Directions:** From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge onto St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and continue straight across the next mini roundabout. Proceed over the canal bridge and turn right immediately right. Continue up Jones Hill and take the first turning left onto Southleigh where number 12 will be found on the right-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.

