



38 Broadstones  
Monkton Farleigh, Bradford on Avon, Wiltshire, BA15 2QA



One of ten detached homes, each individually designed and constructed in the 1970s, tucked-away at the end of a cul-de-sac in Monkton Farleigh, conveniently located within walking distance of the village primary school and church. Also within easy reach of the local farm shop in Bathford (approx 3 miles), the nearby town of Bradford on Avon (approx. 4 miles) and the City of Bath (approx. 6 miles). Requiring some modernisation but offering great scope for improvement or extension (subject to the relevant permissions), this property offers well proportioned accommodation, a generous garden and a useful double garage.



Three Bedrooms & Dressing Room (Formerly Four Bedrooms)  
Sitting Room  
Kitchen/Breakfast Room  
Dining Room  
Cloakroom  
Shower Room  
En-Suite Bathroom  
Garden, Double Garage & Driveway  
No Onward Chain

**£550,000**



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

UPVC obscure double glazed entrance door to front with two side panels, stairs to the first floor, built-in storage cupboard, radiator.

### Sitting Room 6.25m (20'6") x 3.62m (11'11")

UPVC double glazed window to front, feature fireplace, two radiators, UPVC double glazed sliding door to garden.

### Dining Room 3.94m (12'11") x 3.61m (11'10")

UPVC double glazed window to front, radiator.

### Kitchen/Breakfast Room 3.70m (12'2") x 3.61m (11'10")

UPVC double glazed windows to rear and side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge and freezer, built-in electric oven, electric hob with pull out extractor hood over, radiator, floor mounted oil boiler, UPVC double glazed obscure door to driveway.

### Cloakroom

UPVC obscure double glazed window to rear, wash hand basin, low-level WC, tiled splashbacks.

## FIRST FLOOR

### Landing

UPVC double glazed window to rear, loft hatch, built-in airing cupboard with hot water cylinder.

### Bedroom 1 3.93m (12'11") x 3.61m (11'10")

UPVC double glazed window to front, radiator.

### Dressing Room 3.61m (11'10") x 1.68m (5'6")

UPVC double glazed window to side, radiator.

### En-Suite Bathroom

UPVC obscure double glazed window to front, three piece coloured suite comprising bath with electric shower over, wash hand basin with cupboard under and low-level WC, tiled splashbacks.

### Bedroom 2 3.63m (11'11") x 3.12m (10'3")

UPVC double glazed window to front, radiator.

### Bedroom 3 3.63m (11'11") x 3.06m (10')

UPVC double glazed window to rear, radiator.

### Shower Room

UPVC obscure double glazed window to front, three piece suite comprising tiled corner shower enclosure, wash hand basin with cupboard under and close coupled WC tiled splashbacks, radiator.

### Laundry Room

UPVC obscure double glazed window to rear, plumbing for washing machine.

## EXTERNALLY

The front garden is mainly laid to lawn with a variety of mature shrubs and front hedge. The rear garden is mainly laid to lawn with two mature trees, patio area, light, cold water tap, storage shed, oil tank. A driveway to the side of the house leads to:

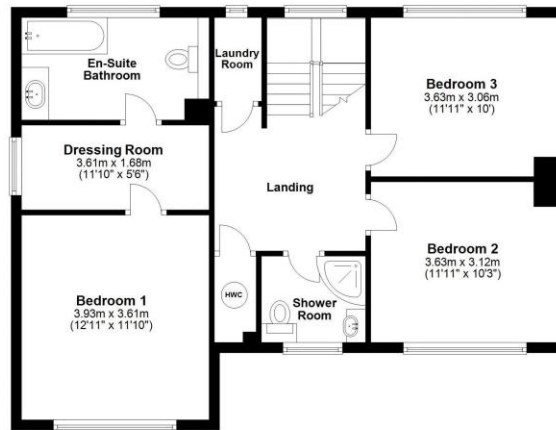
### Double Garage 5.80m (19') x 4.37m (14' 4")

Power and light connected, remote-controlled up and over door to front, UPVC double glazed windows to side and rear, wooden single glazed door to garden.





**Ground Floor**  
Main area: approx. 67.2 sq. metres (723.2 sq. feet)  
Plus double garage, approx. 23.3 sq. metres (272.8 sq. feet)



Main area: Approx. 137.4 sq. metres (1479.4 sq. feet)  
Plus double garage, approx. 23.3 sq. metres (272.8 sq. feet)  
This representation is provided for general guidance and is not to scale. All measurements quoted are approximate.



**Council Tax:** Band F - £3,199.56 (April 2024 - March 2025 financial year)

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

**Directions:** Leave Bradford on Avon via the Bath Road (A363) and continue through Farleigh Wick. Turn right where it's signed posted for Monkton Farleigh and take the fourth turning right onto Broadstones. Take the first turning right and bear right at the end of the road where number 38 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.

**Tenure:** Freehold.

**What3words:** ///flashback.material.orchids

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		