



11 Regents Place
Bradford on Avon, Wiltshire, BA15 1ED



Nestled in a prime, tucked-away position on the highly desirable south side of town, this attractive period home is just a short walk from the town centre, train station, a popular primary school and numerous other local amenities, the location is truly ideal. Providing generously proportioned accommodation arranged over two floors, this charming former weavers' cottage retains a wealth of original features and offers a exceptional blend of character, space, and convenience. Further enhancing its appeal, the property boasts a delightful garden and a garage - a rare find so close to the central amenities.



Four Bedrooms
Sitting Room
Dining Hall
Kitchen/Breakfast Room
Conservatory
Utility Room
Ground Floor Shower Room
First Floor Bathroom
Garage
Solar Panels

£650,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Dining Hall 3.87m (12' 8") x 3.71m (12' 2")

UPVC double glazed sash window to front with window seat, feature fireplace, radiator, wooden single glazed obscure entrance door to front, door to stairs to the first floor.

Sitting Room 5.01m (16' 5") x 4.86m (15' 11")

UPVC double glazed sash windows to front and rear, feature fireplace with wood burning stove, two radiators.

Kitchen/Breakfast Room 5.14m (16' 10") x 2.73m (8' 11")

UPVC double glazed window to front and side, wooden double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl ceramic sink, integrated dishwasher, fitted electric oven, four ring gas hob, radiator.

Hallway

Wooden obscure single glazed door to rear, built-in storage cupboards, cupboard housing wall mounted gas boiler.

Conservatory 3.58m (11' 9") x 3.00m (9' 10")

Wooden construction with double glazed windows and double doors to garden.

Utility Room

UPVC double glazed window to rear, fitted with a matching range of base units, stainless steel sink, space for fridge freezer, washing machine and tumble dryer, radiator.

Shower Room

UPVC double glazed window to side, three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

FIRST FLOOR

Landing

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

Bedroom 1 4.65m (15' 3") x 3.06m (10')

UPVC double glazed sash window to front, built-in wardrobes, radiator.

Bedroom 2 3.64m (11' 11") x 3.30m (10' 10")

Wooden single glazed sash window to front, feature fireplace, two recessed cupboards, radiator.

Bedroom 3 2.73m (8' 11") x 2.73m (8' 11")

UPVC double glazed window to front and side, cupboard, radiator.

Bedroom 4 3.82m (12' 6") x 1.75m (5' 9")

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

Bathroom

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

EXTERNALLY

Private pathway leading to the front of the property, enclosed garden mainly laid to lawn with a variety of flowers, shrubs and trees, shed, cold water tap, gated side access onto path.

Garage 5.20m (17' 1") x 2.60m (8' 6")

Single garage in a nearby block of four, up and over door to front.

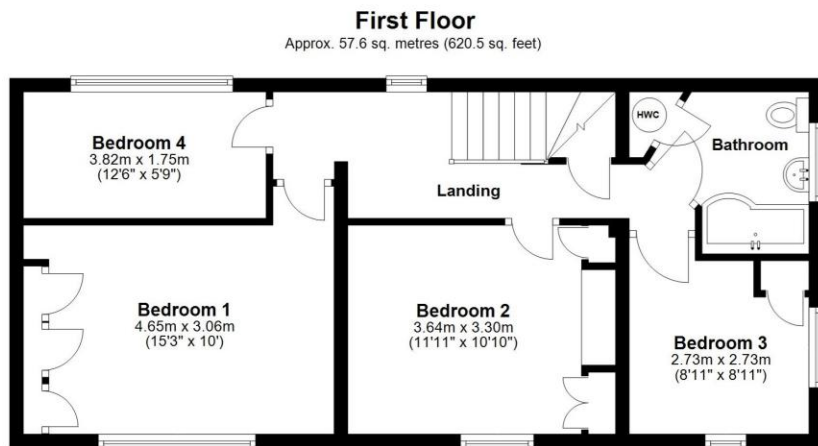
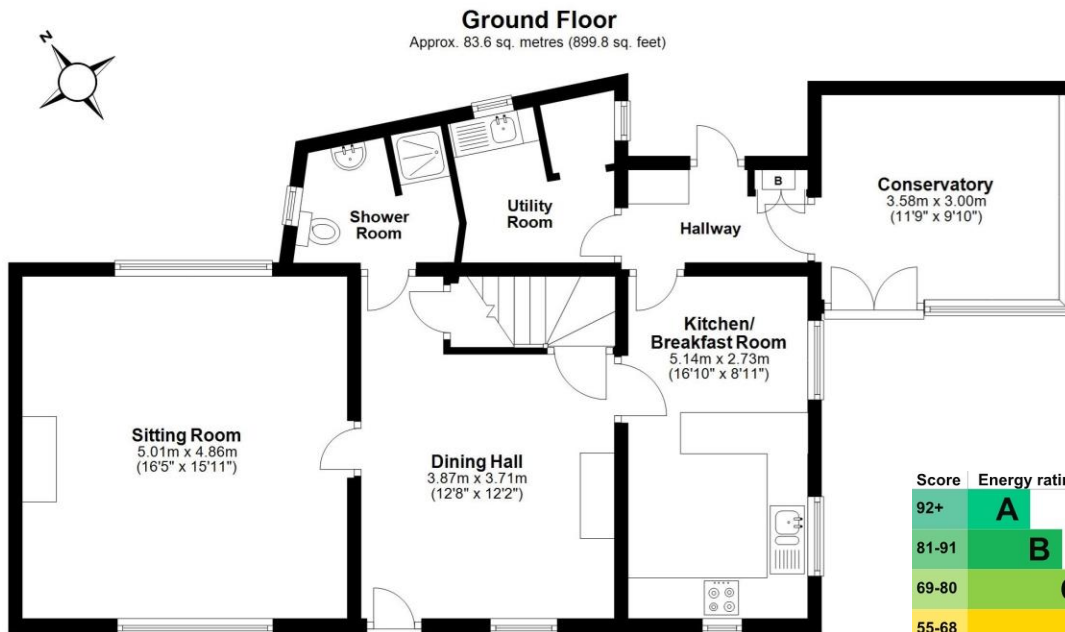
Council Tax: Band D - £2559.95

(April 2025 - March 2026 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the Agent Kingstons.





Total area: approx. 141.2 sq. metres (1520.3 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

What3words: [///craftsman.surfer.array](https://www.what3words.com/#!/en/@@@craftsman.surfer.array)

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and over the town bridge onto St. Margarets Street. Bear left at the mini roundabout and continue onto the Trowbridge Road. Take the second turning left onto Regents Place and at the top of the hill, number 11 is accessed via a private path 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.

