



📍 23 Farleigh Rise, Monkton Farleigh, Bradford-On-Avon, Wiltshire, BA15 2QP

📄 Auction Guide £250,000

- For Sale by Online Auction
- Thursday 22nd May 2025
- Lot 20
- Guide Price £250,000+

🏠 Freehold

📊 EPC Rating E



LOT 20
FOR SALE BY ONLINE AUCTION
THURSDAY 22nd MAY 2025
GUIDE PRICE £250,000+

3 Bedroom semi-detached house needing minor modernisation situated in a semi-rural location and only a short drive into Bath.

Situated in a residential area on the outskirts of the village of Monkton Farleigh. The historic village has a primary school, church, village hall and public house. 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 City of Bath (approx. 6 miles).

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and W.C. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and electric heating.

There is a single garage with driveway parking to the front. Lawned front garden with path to front door. Gated access to fully enclosed side and rear garden laid to lawn.

Potential to extend to the side and/or rear (subject to consents).

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Situation & Description

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Viewings

To arrange a viewing, contact: Trowbridge Office on 01225 617030

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

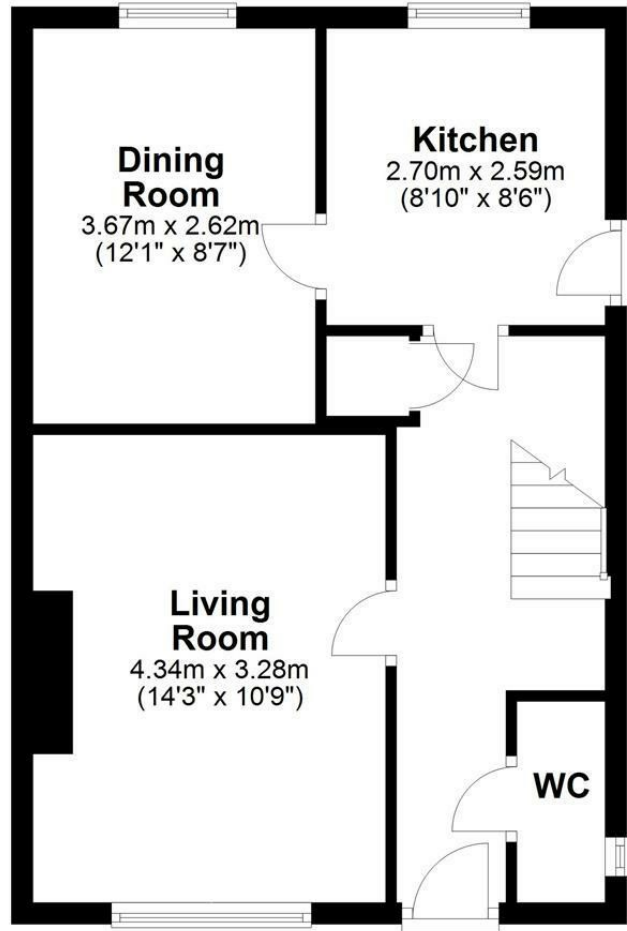
Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

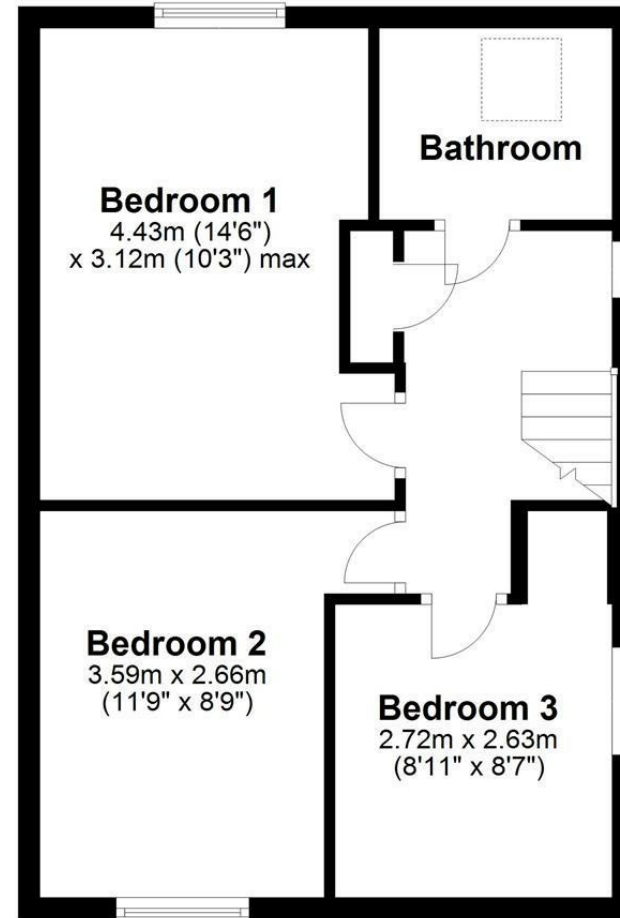
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.



Ground Floor



First Floor



Total area: approx. 86.6 sq. metres (931.9 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.