





JEREMY JENKINS
ESTATE AGENT

10 Regents Place, Bradford-on-Avon, BA15 1ED.

£450,000.

An attractive & quirky character cottage in the heart of the community. Secluded garden sporting a studio & a nearby garage.

Upon entering the property, we find an entrance hall which leads to all ground floor accommodation & the staircase. The kitchen dining room is dual aspect with beautiful, exposed stonework and a useful utility area under the stairs. The sitting room is also dual aspect with exposed stonework & open fireplace with wood burner. The first floor has a landing with skylights bringing natural light into the centre of the home & the stairwell. The main bedroom enjoys a pleasant outlook to two sides & a range of fitted wardrobes. We find two further double bedrooms one with a fireplace, all three have handsome stonework. Lastly, we find the bathroom which also has a skylight. The thick stone walls make this one cool in summer & cosy in winter.

Externally the garden is accessed by a footpath which opens onto the lawn with gravelled seating area & fruit trees. There is also the studio or garden room; an excellent home office, hobby space or better still a fine spot to relax in this verdant retreat. The garage is set in nearby block just a short walk away. There is also free on-street parking in Regents Place & Upper Regents Park. Note: Number 10 Regents Place has a flying freehold above the access path at the front of the house & enjoys a right of way to the separate garden.

Well located for schools, bus stop & the convenience stores. Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life. Many residents commute to Bristol & Bath by rail as well as further afield; there are useful links to London and Cardiff. The town is also well served by bus routes and proximity to the A4, A36 and the M4 corridor.

- Character cottage in a sought-after spot
- Three double bedrooms
- Kitchen dining room
- Comfortable sitting room with fireplace
- Private garden & studio/garden room
- Garage in nearby block
- EPC - D**





*Character cottage in a sought
after location*

*Well-proportioned
living spaces*

*Private garden with studio or
garden room*

J373 Printed by Ravensworth 01670 713330

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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