



33 Baileys Barn
Bradford-On-Avon BA15 1BW

Monthly Rental Of £1,050



Two bedroom apartment

Within easy reach of Bradford on Avon town centre and railway station

Kitchen with integrated white goods

Allocated parking

Overlooking the Kennet and Avon canal

Gas central heating

Spacious dual aspect lounge/diner

Unfurnished

This two bedroom apartment is situated overlooking the Kennet and Avon canal, offering direct access to lovely walks and within easy reach of Bradford on Avon town centre and railway station. Features include gas central heating, kitchen with integrated white goods, a spacious dual aspect lounge/diner and allocated parking. Available from January, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring, intercom phone, storage cupboard and radiator.

Hallway

With wood laminate flooring and radiator.

Lounge/Diner 20' 4" x 11' 4" (6.20m x 3.46m) max

With wood laminate flooring, two double panel radiators and windows to front and rear.

Kitchen 9' 5" x 5' 5" (2.88m x 1.65m)

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and four ring gas hob with extractor hood over, integrated fridge with freezer compartment and washing machine, one and a half bowl sink unit, extractor fan and window overlooking the canal to the rear.

Bedroom 1 11' 2" x 9' 8" (3.41m x 2.94m) max

With built in wardrobe and cupboards, radiator and window to the front.

Bedroom 2 11' 3" x 7' 1" (3.42m x 2.17m)

With wood laminate flooring, radiator and window to the front.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, hand basin with vanity unit and close coupled W.C, heated towel rail, extractor fan and obscured window to the rear.

Externally

Allocated parking for one vehicle.

Council tax

The property is in council tax band C.

EPC Rating

The current EPC rating is C (79)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom)
Predicted maximum download speed - 67Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

