



29 Budbury Tynning
Bradford on Avon, Wiltshire, BA15 1QE



Beautifully presented and recently renovated terraced home, situated on the Bath side of Bradford on Avon. The property is well placed for everyday convenience, with the Co-op supermarket and local amenities close by, and a bus stop at the entrance to the cul-de-sac. Thoughtfully upgraded throughout and offered in excellent move-in condition, the accommodation comprises a generous sitting room featuring double doors that open directly onto the patio and family-sized garden, a newly fitted well-appointed kitchen, utility room, and cloakroom. An excellent opportunity to acquire this fantastic home, offered with no onward chain.



Three Bedrooms
Sitting Room
Kitchen/Dining Room
Utility Room
Cloakroom
Bathroom
Garden
Gas Central Heating
Double Glazing
No Onward Chain

£335,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed obscure entrance door to front.

Entrance Hall

Radiator, stairs to first floor.

Sitting Room 5.48m (18') x 3.55m (11'8")

UPVC double glazed window to front, UPVC double glazed double door to rear, radiator.

Kitchen/Dining Room 3.75m (12'4") max x 3.61m (11'10") max

UPVC double glazed door and window to rear, fitted with a matching range of base units with worktop space over, stainless steel sink, integrated fridge freezer and dishwasher, radiator.

Utility Room 1.68m (5'6") x 1.62m (5'4")

Worktop space over with plumbing for washing machine and space for tumble dryer.

Cloakroom 1.43m (4'8") x 1.04m (3'5")

Double glazed Velux window, fitted with wash hand basin with cupboard under, close coupled WC, extractor fan, radiator, wall mounted gas combination boiler.

FIRST FLOOR

Landing

Two UPVC double glazed windows to rear.

Bedroom 1 3.52m (11'7") x 3.05m (10')

UPVC double glazed window to front, built in wardrobe, loft hatch, radiator.

Bedroom 2 3.01m (9'11") x 2.70m (8'10")

UPVC double glazed window to front, radiator.

Bedroom 3 2.61m (8'7") x 2.33m (7'8")

UPVC double glazed window to rear, radiator.

Bathroom 2.33m (7'8") x 1.72m (5'8")

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, extractor fan, shaver point, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of flowers, shrubs and trees, patio area, raised beds, shed, cold water tap. Front garden is laid to gravel.

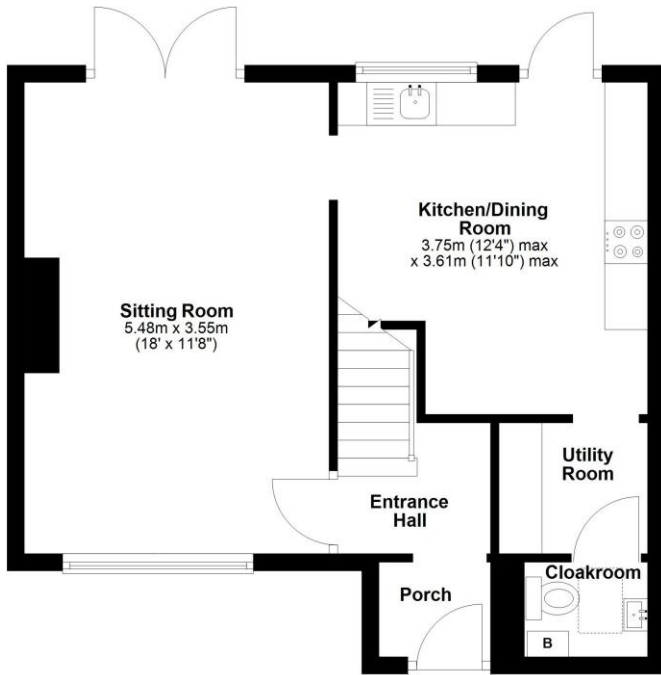
Council Tax: Band B - £2,100.71 (April 2026 - March 2027 financial year)

Tenure: Freehold.



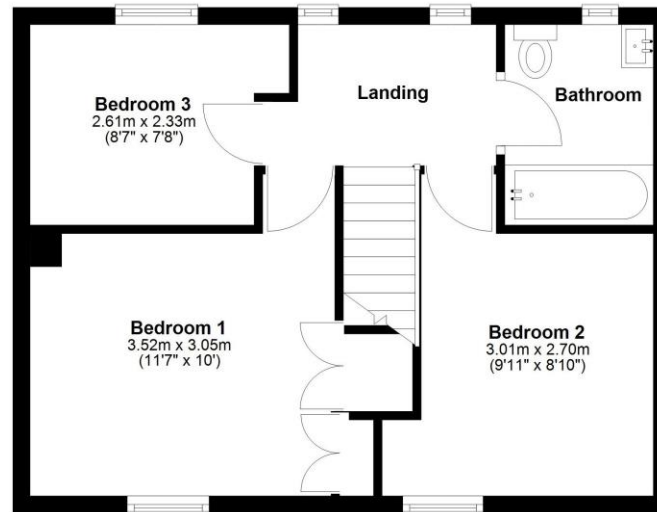
Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)

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



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

What3words: ///bonds.purse.spilling

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill onto Masons Lane and bear left at the mini roundabout at the top onto Bath Road. Turn left at the mini roundabout onto Winsley Road and take the 4th turning right onto Budbury Tynning. Follow the road and number 29 will be on the left-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		