



16 Tynning Road
Winsley, Bradford on Avon, Wiltshire, BA15 2JJ



A smart detached home occupying a desirable corner plot within the sought-after Tying Estate, in the heart of Winsley. Ideally positioned within easy walking distance of the village's excellent amenities - including the highly regarded primary school, health centre, farm shop, country inn and historic church. The property offers well-balanced accommodation arranged over two floors, featuring a generous kitchen/dining room opening onto the garden and a rare double-length garage. An exceptional opportunity in the current market, offered for sale with no onward chain.

Three Bedrooms
Sitting Room
Kitchen/Dining Room
Bathroom
Cloakroom
Double Length Garage
Corner Plot
No Onward Chain

£497,500



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall 4.26m (14') x 2.01m (6'7") max
UPVC double glazed entrance door, radiator, stairs to the first floor.

Cloakroom 1.76m (5'9") x 0.84m (2'9")
Obscure UPVC double glazed window to front, two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashback.

Sitting Room 4.28m (14'1") x 3.97m (13')
UPVC double glazed box window to front, ornamental fireplace, radiator.

Kitchen/Dining Room
6.11m (20'1") x 3.36m (11')
UPVC double glazed windows to side and rear, UPVC double glazed sliding doors to garden, fitted with a matching range of base and eye level units, stainless steel sink unit, tiled splashbacks, fitted electric oven and four ring electric hob with extractor hood over, pantry cupboard, radiator, wall mounted gas boiler serving heating system and domestic hot water.

FIRST FLOOR

Landing 3.29m (10'10") x 2.21m (7'3")
UPVC double glazed window to side, airing cupboard housing hot water cylinder, slatted shelving, loft hatch.

Bedroom 1 3.86m (12'8") x 3.35m (11')
UPVC double glazed windows to side and rear, radiator, built in wardrobe.

Bedroom 2 3.56m (11'8") x 3.29m (10'10")
UPVC double glazed windows to side and rear, radiator, built in wardrobe.

Bedroom 3 2.69m (8'10") x 2.55m (8'4")
UPVC double glazed window to front, radiator.

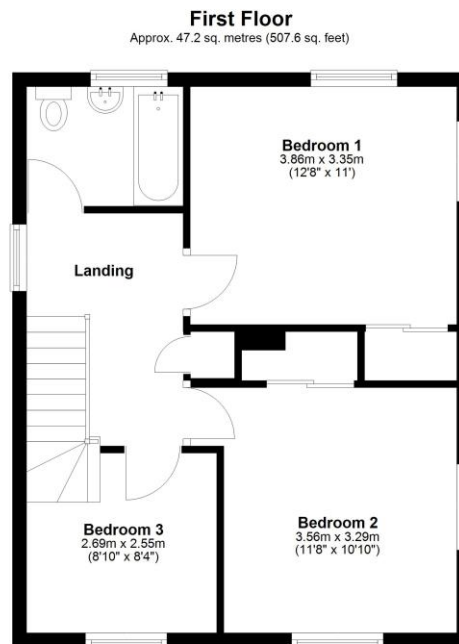
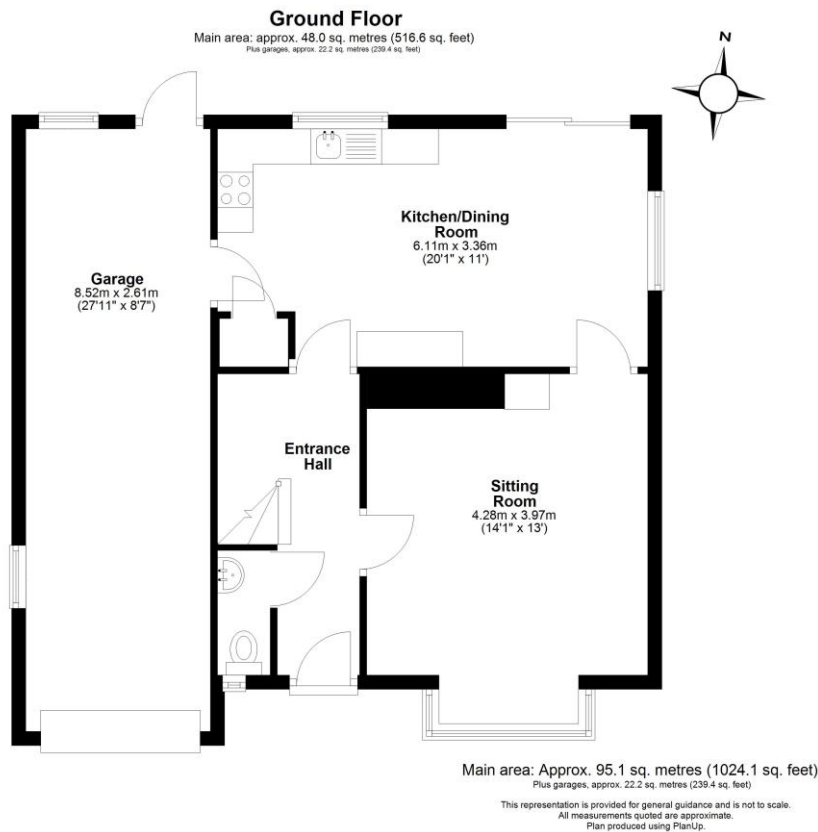
Bathroom 2.16m (7'1") x 1.69m (5'7")
UPVC obscure double glazed window to rear, three piece suite comprising bath with fitted electric shower over, pedestal wash hand basin and close coupled WC, tiled surround, radiator.

EXTERNALLY

The rear garden is mainly laid to lawn with various plants and shrubs, flower bed, patio and gated side access.

Garage 8.52m (27'11") x 2.61m (8'7")
UPVC double glazed door and window to rear, window to side, up and over door to front, power and light, plumbing for washing machine, loft hatch.





Council Tax: Band D - £2,292.66 (April 2025 - March 2026 financial year).

Tenure: Freehold.

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

What3words: ///gross.hiking.symphonic

Directions: Leave Bradford on Avon via the B3108 Winsley Road and upon reaching Winsley, take the first exit at the roundabout onto Bradford Road. Turn right onto Tynning Road and right at the T junction where number 16 will be found 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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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