



📍 23 Farleigh Rise, Monkton Farleigh, Wiltshire, BA15 2QP

🔗 Offers In Excess Of £325,000

A rare opportunity to purchase a modern, well presented, three bedroom, two reception room, semi detached house with large gardens, garage and driveway parking, overlooking a green in a quiet, semi rural, village location.

- Attractive, Semi Detached House
- Three Bedrooms, Two Reception Rooms
- Scope To Extend (STPP)
- Sought After, Village Location
- Newly Fitted Carpets
- Large Gardens
- Garage & Driveway Parking
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating E



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The property offers well proportioned accommodation over two floors comprising; canopy porch, entrance hall with cloakroom off, good sized sitting room, dining room, kitchen with modern units and door opening onto the garden, three bedrooms and a bathroom with white suite. The garden wraps around the side and rear of the property and offers scope to extend to both sides (subject to the necessary permissions being granted).

Externally there is a lawned garden to the front and gated access to the side opens into a large lawned garden which runs all the way down the side of the house and around the back. The gardens well enclosed, private and much larger than you would expect for a property of this size. A gate at the end of the garden proves access to a small, children's park to the rear.

To the right hand side of the house there is a single garage with up and over door and driveway parking in front for one vehicle. The front garden runs alongside the driveway and could be utilised to create a further parking space if required.

#### **Situation**

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).

#### **Property Information**

Council Tax Band; C

Freehold

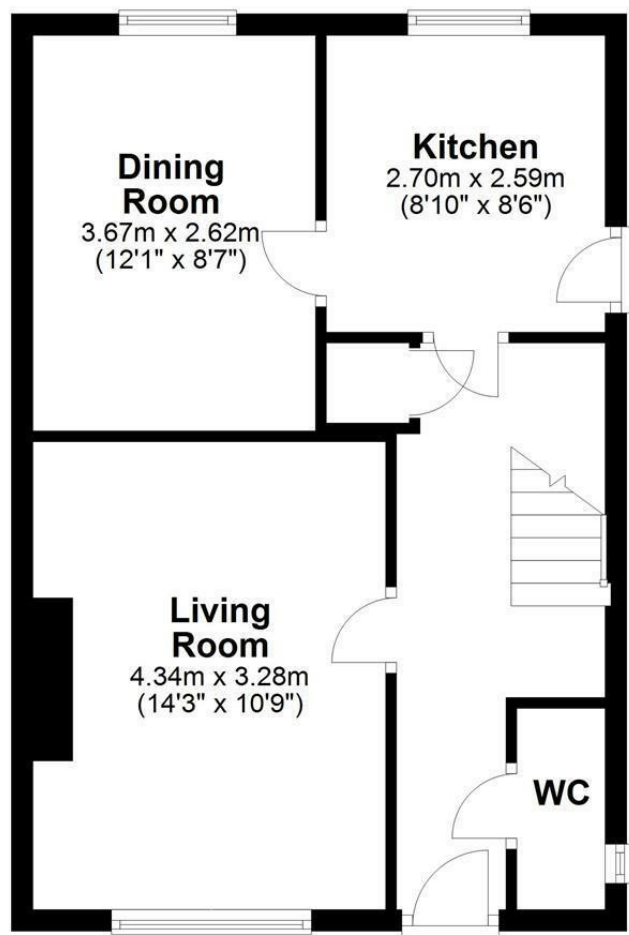
Services; Mains Water, Drainage and Electricity

Electric Heating

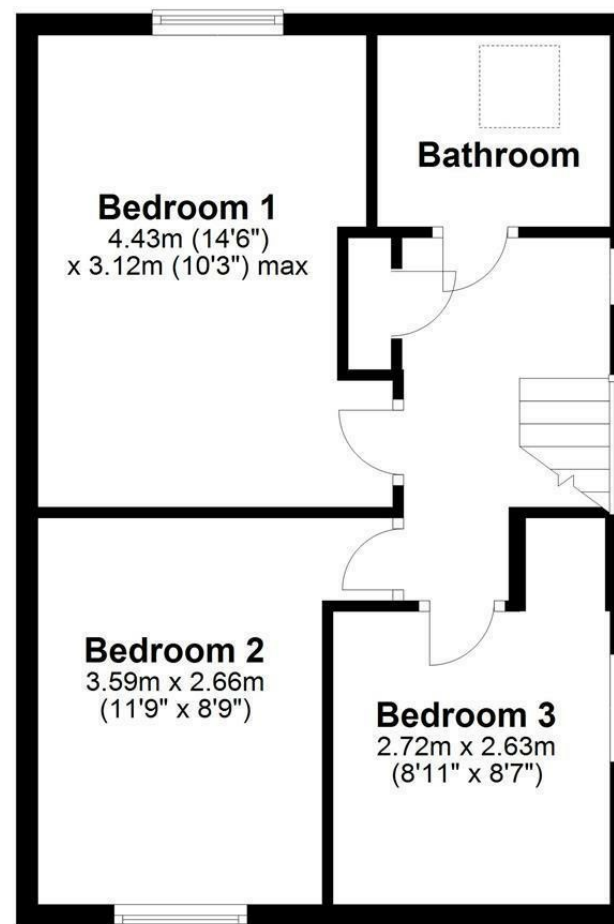
EPC Rating; E



## 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.