



KEMBLE
COTTAGE

DAVIES
& DAVIES

KEMBLE COTTAGE, 48 WHITEHILL, BRADFORD ON AVON, BA15 1SG

GUIDE PRICE £285,000

- BEAUTIFUL TWO BEDROOM PERIOD HOUSE
- ATTRACTIVE CHARACTER FEATURES THROUGHOUT
- EXCELLENT CENTRAL POSITION STRIKING DISTANCE OF TOWN CENTRE
- HUGELY SUCCESSFUL HOLIDAY LET RETURNING £30,000+ EACH YEAR
- NO ONWARD CHAIN
- VERY HIGH STANDARD OF FINISH THROUGHOUT
- LOVELY ELEVATED OUTLOOK
- GAS CENTRAL HEATING

DESCRIPTION

Occupying an excellent and elevated position along a peaceful street, Kembles Cottage forms part of a terrace of characterful period properties situated within a highly sought-after spot, very close to the heart of the town centre. Currently run as a highly successful holiday let which has a proven return of a minimum of £30,000 per year (for the last couple of years), the house would also be a wonderful opportunity for downsizers and first time buyers alike, and is being sold with no onward chain. This immaculately presented and notably light property offers two bedrooms both of which showcase a lovely far-reaching view, a large sitting / dining room which is bursting with character features, and a spacious kitchen / breakfast room which features lovely sleek granite worktops.

Situated perfect for those who want a short stroll to the centre but whom might also benefit from being on the Bath side of the town, this property is situated in the catchment area, and within walking distance of, St Laurence Secondary School and Christchurch primary school. It offers easy access to the town centre with its many independent shops, public houses, library and swimming pool, whilst a highly useful convenience store can be found around the corner. The railway station also provides direct services to Bath, Bristol, Cardiff and London Waterloo and for those of us who love the outdoors, there are a range of diverse and beautiful country walks nearby, as well as the popular play area and allotments in Sladesbrook Park.

DIRECTIONS

From the Bradford on Avon office, turn right and proceed up Silver Street before taking the second left shortly after, onto Whitehill. The property will be found approximately halfway up on the right hand side.

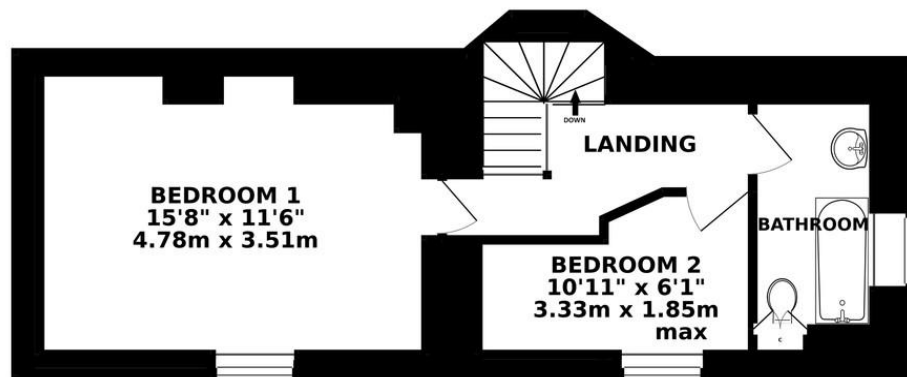
COUNCIL TAX BAND: TBC

EPC RATING: E (54)

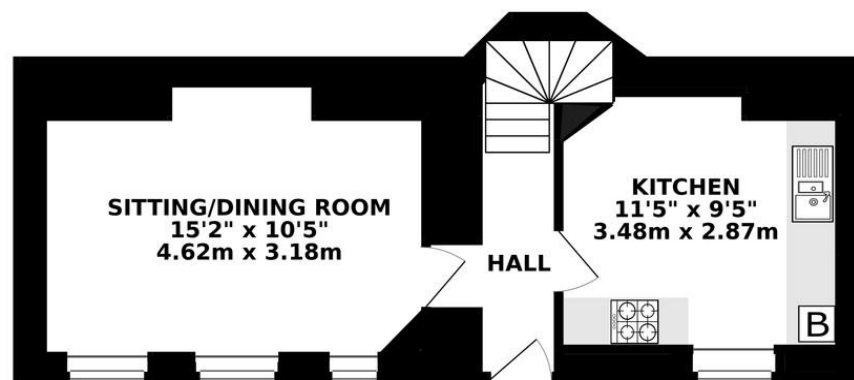
FREEHOLD



1ST FLOOR 482.92 sq. ft.
(44.87 sq. m.)



GROUND FLOOR 453.50 sq. ft.
(42.13 sq. m.)



TOTAL FLOOR AREA : 936.42 sq. ft. (87.00 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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