



Twilight Cottage
14 Bath Road, Bradford on Avon, Wiltshire, BA15 1SN

A charming and characterful cottage offering beautifully presented accommodation arranged over three floors. The property benefits from a delightful south-westerly facing garden and attractive stone outbuilding, converted to a home office. Ideally positioned on the Bath side of town, it enjoys easy access to scenic countryside walks and a wide range of local amenities, including the Co-Op supermarket and the Wiltshire Music Centre.

Character Cottage

Bath Side of Town

Two Bedrooms

Sitting Room

Kitchen/Breakfast Room

Bathroom

Garden

Garden Office

£365,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden single glazed entrance door to front, cupboard, radiator, stairs to first floor.

Sitting Room

5.50m (18'1") max x 3.58m (11'9") max
Wooden single glazed window with secondary glazing to front, feature fireplace with open fire, understairs storage, two radiators.

Kitchen/Breakfast Room

3.38m (11'1") x 2.66m (8'9")
UPVC double glazed door and window to rear, wooden double glazed Velux window, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and slimline dishwasher, space for fridge freezer, freestanding electric cooker with extractor hood over, cupboard housing wall mounted gas boiler, radiator.

FIRST FLOOR

Landing

Wooden single glazed window to rear, stairs to second floor with storage under.

Bedroom 2

2.96m (9'9") max x 2.61m (8'7") max
Wooden single glazed window with secondary glazing to front, fitted wardrobe, radiator.

Bathroom

2.64m (8' 8") x 2.54m (8' 4")
Wooden obscure single glazed window to rear, three piece-suite comprising bath with shower over, close coupled WC and hand basin, radiator, heated towel rail.

SECOND FLOOR

Landing

Eaves storage.

Bedroom 1

4.21m (13'10") max x 3.79m (12'5") max
UPVC double glazed window to rear, eaves storage, loft hatch, radiator.

EXTERNALLY

Enclosed rear garden, mainly laid to lawn with patio area, variety of flowers, shrubs and trees, exterior lighting, gated side access.

Garden Office

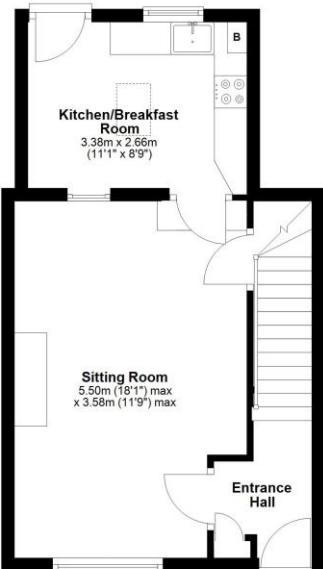
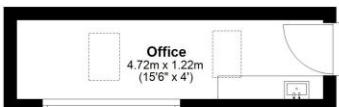
4.72m (15'6") x 1.22m (4')
Wooden entrance door, double glazed window to front, two wooden double glazed Velux window, electric under floor heating, stainless steel sink with storage under.

Council Tax: Band B - £1,991.08 (April 2025 - March 2026 financial year)

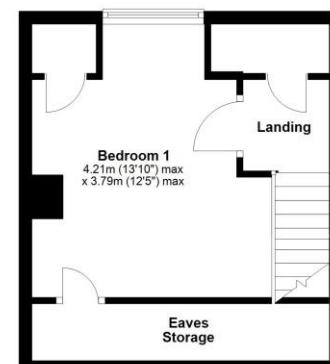
Tenure: Freehold.



Ground Floor
 Main area: approx. 34.5 sq. metres (371.5 sq. feet)
 Plus office, approx. 5.8 sq. metres (62.0 sq. feet)



First Floor
 Approx. 24.4 sq. metres (262.5 sq. feet)



Second Floor
 Approx. 18.4 sq. metres (198.3 sq. feet)

Main area: Approx. 77.3 sq. metres (832.3 sq. feet)
 Plus office, approx. 5.8 sq. metres (62.0 sq. feet)

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

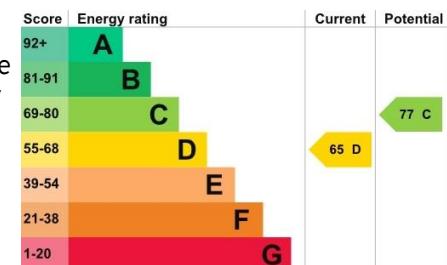


Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///beauty.cowboys.victory

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 and bear right onto Masons Lane. At the top of the hill take the first exit at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout where Twilight Cottage 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.



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