



## Twilight Cottage

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



**KINGSTONS**



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.

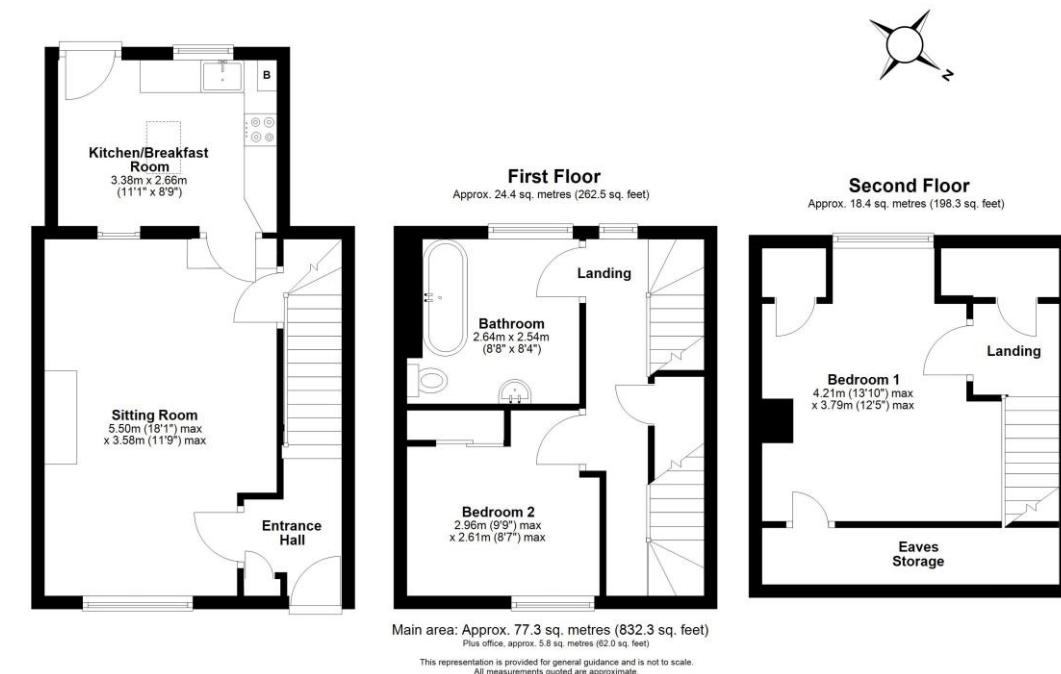
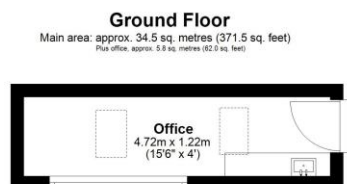
#### Garden Office

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.





**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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