



20 Deverell Close
Bradford on Avon, Wiltshire, BA15 1UY



Smart link-detached home providing light and airy, well-proportioned accommodation over two floors, including an extended living space to provide a study/reading nook. Enjoying a cul-de-sac position on the sought after Southway Park development, conveniently located within walking distance of many local amenities including the Kennet & Avon canal, Sainsbury's supermarket and Fitzmaurice primary school. Available with no onward chain and likely to be popular, so early and decisive viewing is recommended.



Three Bedrooms
Sitting/Dining Room
Study/Reading Area
Kitchen
Ground Floor Wet Room
First Floor Bathroom
Garden
Garage
Driveway
No Onward Chain

£475,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed door and window to front, stairs to first floor with storage under, radiator.

Sitting/Dining Room 5.91m (19' 5") x 4.10m (13' 5") max
UPVC double glazed windows to side and rear, two radiators.

Study/Reading Area 3.16m (10' 4") x 1.86m (6' 1")
UPVC double glazed window to rear, radiator, UPVC double glazed door to garden.

Kitchen 3.14m (10' 4") x 2.58m (8' 6")
UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl composite sink, tiled splashbacks, space for fridge/freezer, plumbing for washing machine, freestanding gas cooker with extractor hood over, UPVC double glazed obscure door to side access.

Wet Room

UPVC obscure double glazed window to front, three piece suite comprising shower area with electric shower, wash hand basin and close coupled WC, tiled surround, heated towel rail.

FIRST FLOOR

Landing

UPVC double glazed window to side, airing cupboard housing gas combination boiler.

Bedroom 1 3.43m (11'3") x 3.02m (9'11")
UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 2 3.43m (11'3") x 2.79m (9'2")
UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 3 2.71m (8'11") x 2.61m (8'7")
UPVC double glazed window to front, built-in wardrobe, radiator.

Bathroom

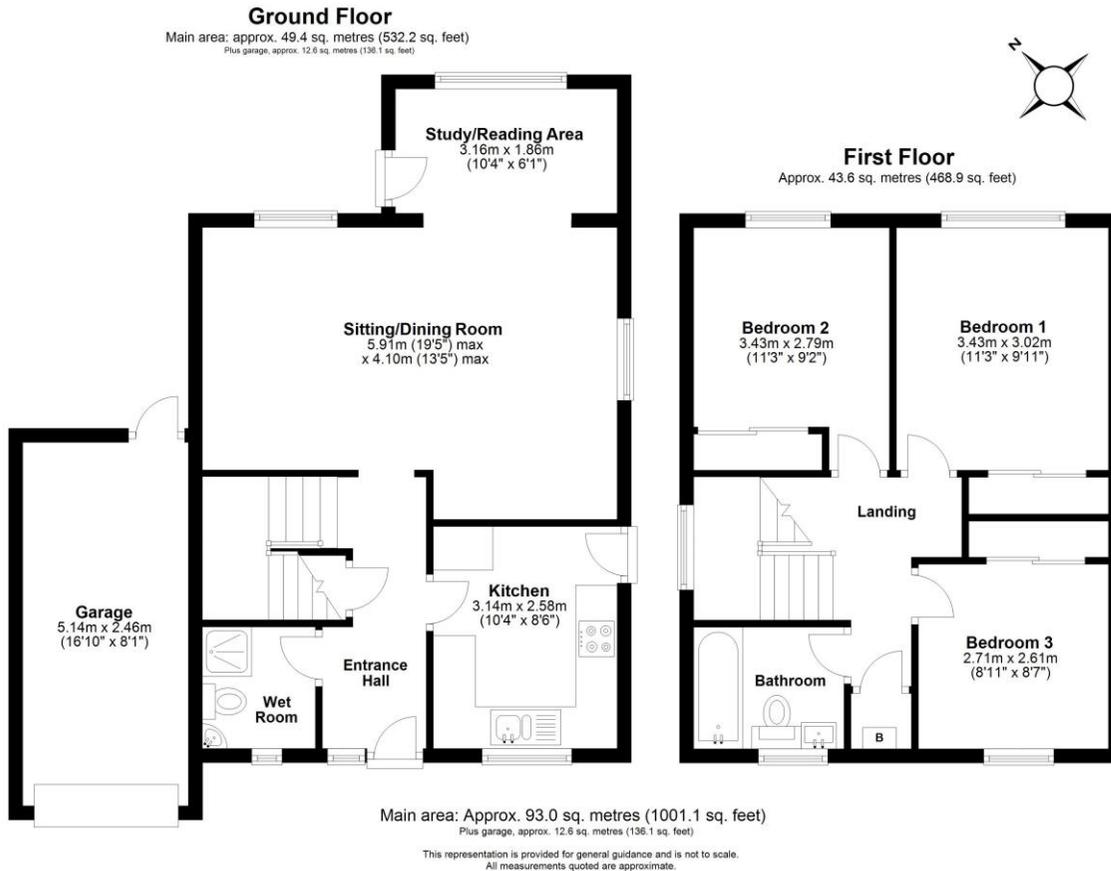
UPVC obscure double glazed window to front, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

EXTERNALLY

The front garden is laid to lawn and a driveway provides off road parking. The rear garden is enclosed and has lawn, patio and decked areas, flower and shrub borders, gated side access.

Garage 5.14m (16' 10") x 2.46m (8' 1")
Power and light connected, up and over door to front, personnel door to rear, cold water tap, door.





Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)

Tenure: Freehold.

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

What3words: ///jobs.warms.liberty

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the roundabout and continue onto Trowbridge Road. Continue along and take the last turning on the right (just before the canal bridge) onto Moulton Drive. Take the second turning right onto Southway Road and take the second turning right onto Deverell Close. Take the first turning right where number 20 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		