



11 FARLEIGH RISE
Monkton Farleigh

Carter Jonas

11 FARLEIGH RISE, MONKTON FARLEIGH, BRADFORD-ON-AVON, WILTSHIRE, BA15 2QP

- Bath 3.8 miles
- Bradford on Avon 3 miles
- London (Paddington) from 90 minutes from Bath Spa Station

Living room • Kitchen/Breakfast room • Garden room
• Utility room • Cloakroom • Two double bedrooms
• Single bedroom • Bathroom • Garden • Driveway parking

EPC rating D

DESCRIPTION

An attractive semi-detached family home situated in Monkton Farleigh, some 3.5 miles to the east of Bath set at the end of a quiet cul de sac in a leafy village road. The property offers family friendly accommodation of living room, kitchen/dining/breakfast room with built in oven with ceramic hob, fridge/freezer and dishwasher, utility room with space and plumbing for a washing machine and tumble dryer. There is also a cloakroom and a southwest facing garden room on the ground floor

Stairs rise to the first floor where there are two double bedrooms, a single bedroom and a bathroom with shower over bath. Externally there is a lovely, quiet, rear garden and a west facing large terrace just off the garden room, in addition to a large driveway which would accommodate 3 cars and easy on-street parking. The property also benefits from solar panels which help to heat the water. A lovely village home which would suit a couple or family.

A SEMI-DETACHED THREE BEDROOM HOUSE IN A QUIET CUL-DE-SAC IN THE PRETTY VILLAGE OF MONKTON FARLEIGH, WITH DRIVEWAY PARKING FOR SEVERAL CARS AND A GENEROUS GARDEN. NO ONWARD CHAIN



SITUATION

The house is conveniently located between Bath and Bradford-on-Avon in the South Cotswolds AONB, in the village of Monkton Farleigh, which offers a primary school, pub and church. The charming market town of Bradford-on-Avon is just over 3 miles away and has a full range of shops and amenities, a leisure centre and library. Cumberwell Golf Club is under a mile with its extensive 18 hole golf course suited to all levels. The City of Bath, a World Heritage Site famed for its Georgian architecture and Roman history is approximately 3.8 miles away. There is a regular rail service to London Paddington (journey time of 90 minutes) and Bristol Temple Meads (journey time of 15 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Wiltshire Council

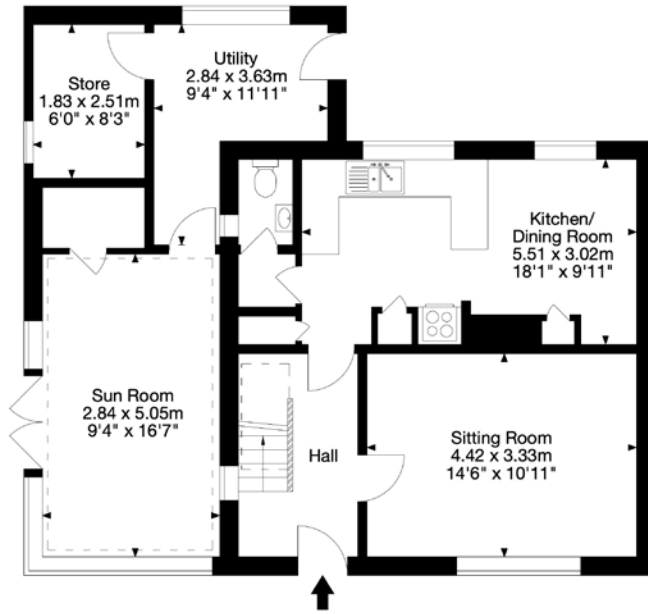
Council Tax: Band C

EPC: Band D

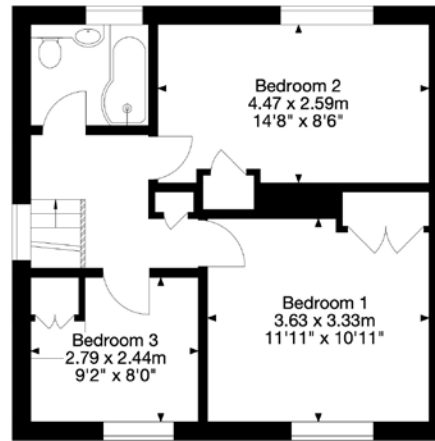
Viewing: Strictly by appointment with Carter Jonas



11 Farleigh Rise, Monkton Farleigh, Bradford On Avon BA152QP
Gross Internal Area (Approx.)
116 sq m / 1,254 sq ft



Ground Floor



First Floor

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Capture.



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