



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


KINGSTONS

Link detached home enjoying a tucked away position on the sought after Southway Park development, conveniently placed for many local amenities including the Kennet & Avon Canal and Sainsburys supermarket. Requiring some modernisation but offering great scope for further improvement, this property is available with no onward chain.



Three Bedrooms
Sitting/Dining Room
Kitchen
Shower Room
Bathroom
Garden
Driveway
Garage
Double Glazing
No Onward Chain

£399,950



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed window to front and side, UPVC entrance door to front.

Entrance Hall

Stairs to first floor with cupboard under, radiator.

Kitchen 3.15m (10'4") x 2.71m (8'11")

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 ceramic sink with mixer tap, tiled splashbacks, space for cooker and washing machine, heated towel rail, UPVC obscure double glazed door to side path.

Sitting Room 5.83m (19'2") x 4.09m (13'5")

UPVC double glazed door to garden, two UPVC double glazed windows to rear, two radiators.

Wet Room

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

FIRST FLOOR

Landing

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

Bedroom 1 3.45m (11'4") x 3.04m (10')

UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 2 3.46m (11'4") x 2.79m (9'2")

UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 3 2.72m (8'11") x 2.62m (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 hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, shaver point, heated towel rail.

EXTERNALLY

The rear garden is mainly laid to lawn with mature flower beds and shrubs, patio area, gated side access. A driveway to the front leads to:

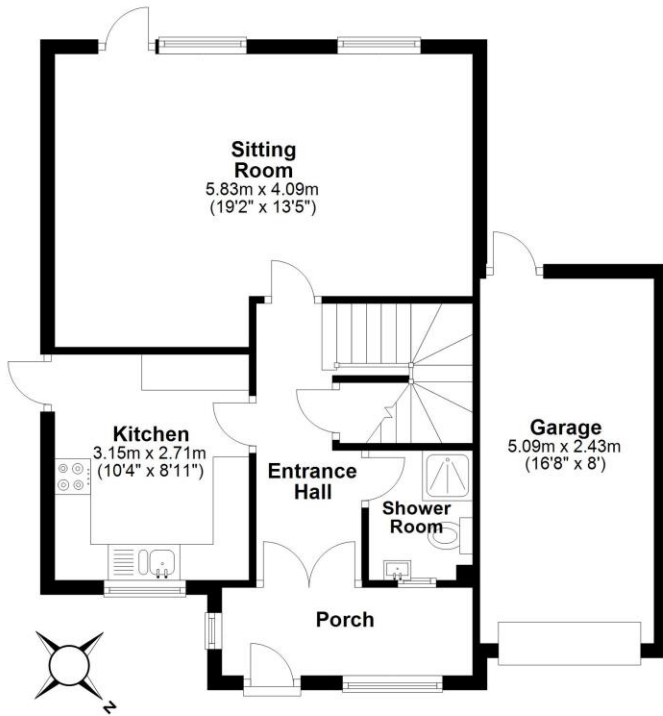
Garage 5.09m (16' 8") x (8')

Up and over door to front, personnel door to rear, power and light connected, water softener, cold water tap.



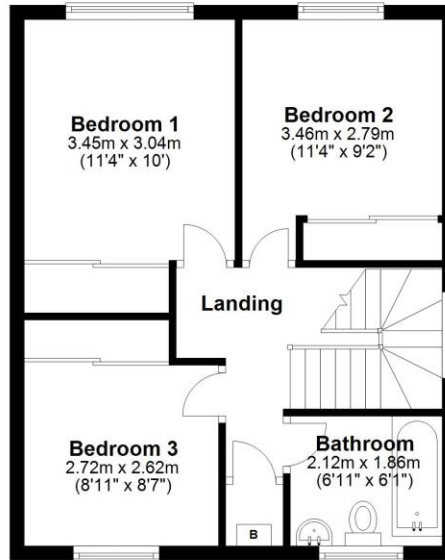
Ground Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

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



Council Tax: Band D - £2,311.21 (April 2023 - March 2024 financial year)

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

Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the first exit at the roundabout onto St Margarets Street and continue onto Trowbridge Road. Take the last turning on the right before leaving Bradford onto Moulton Drive and the second right onto Southway Road. Take the second turning right onto Deverell Close and take the first turning right where number 14 will be found on the right-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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		