



# ASPIRE TO MOVE



## Bradford Road, Atworth, SN12

A charming converted Coach House situated in the wonderful village of Atworth. This two bedroom cottage has been fully renovated and is available for occupation immediately.

Atworth is a popular and sought after village surrounded by beautiful countryside with immediate walking access to open countryside and is approximately three miles from Corsham. The village offers a number of good amenities including the White Hart public house, church, infant and primary school plus being in the catchment for St Laurence School in Bradford on Avon. There is a garage / convenience store / post office and Lowden Nurseries with café. The city of Bath is located approximately 9 miles away.

**£1,650 PCM**

# Bradford Road, Atworth, SN12

- Charming Coach House
- New kitchen and bathroom
- Unfurnished
- Council tax band: Awaiting confirmation
- Period features
- Driveway parking
- Available now
- Fully renovated
- Two double bedrooms
- Holding deposit: £380

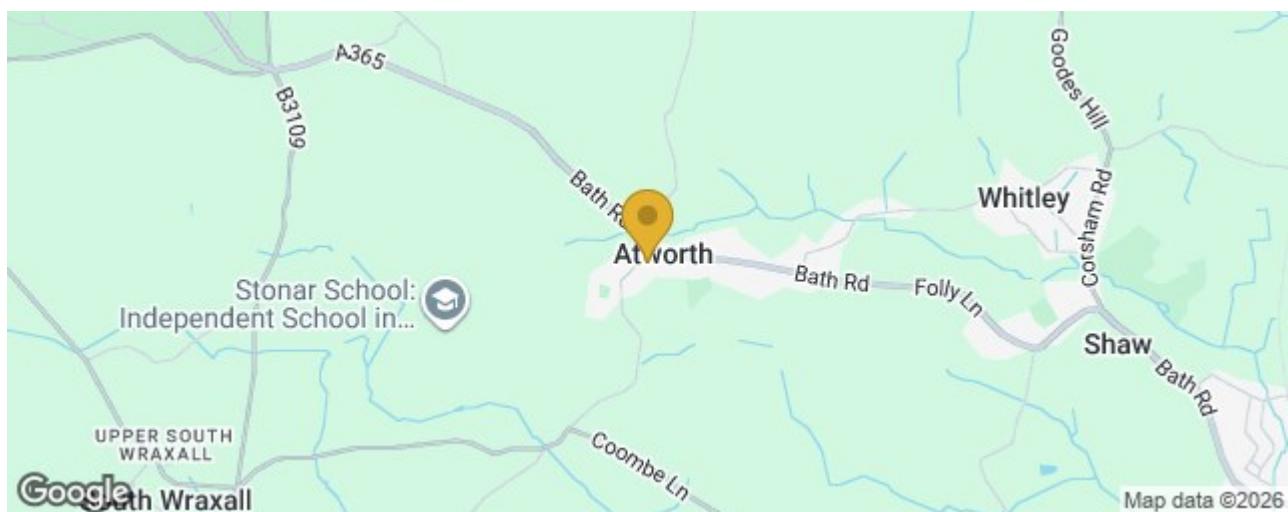
This former Coach House dates back some 300 years and still retains some wonderful features. There is driveway parking for one large car or two smaller cars as well as on street parking.

There is an entrance hallway with coir mat and space for shoes. The whole of the downstairs accommodation is open plan and provides some 15m of kitchen/living space. The new kitchen has base and wall units, marble worktops, double sink, integrated dishwasher and Bosch oven and hob. The subzero fridge/freezer is a real statement piece. There is an island unit with overhang for stools and a storage cupboard where the landlord will provide a washer/dryer. There is also a downstairs WC.

Walking through, there is an open plan living/dining room with ample space for living and dining room furniture. Stairs lead up to the first floor where there are two double bedrooms and a family bathroom with shower over bath, WC and sink. New flooring has been fitted throughout with underfloor heating and there are solid oak doors hung throughout.

The property would best suit a professional couple and is available for occupation immediately.

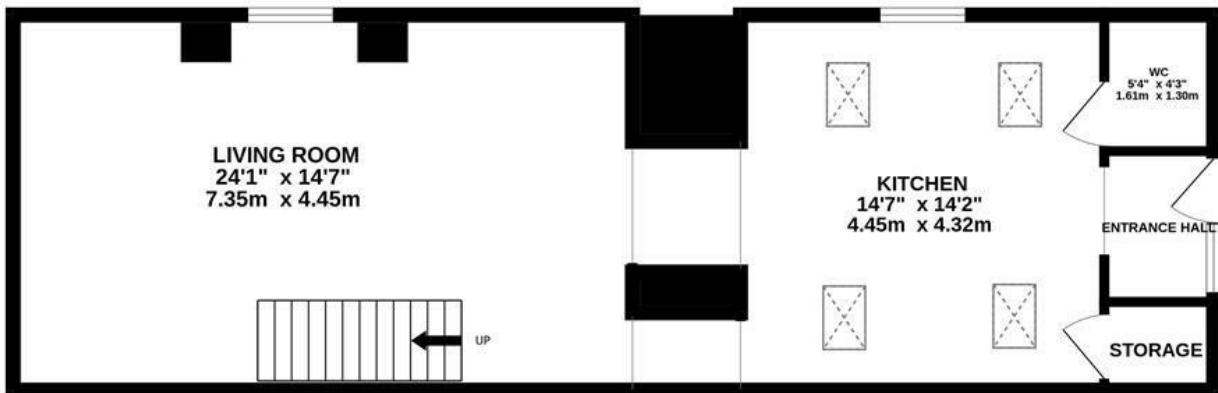
Council tax band: awaiting confirmation



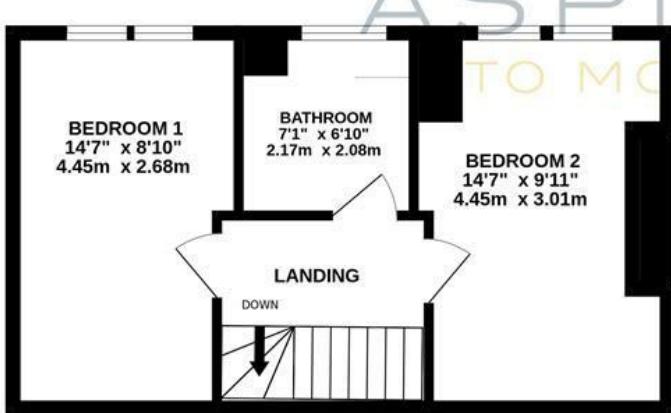


# Floor Plan

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



## THE COACH HOUSE

TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to insure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	