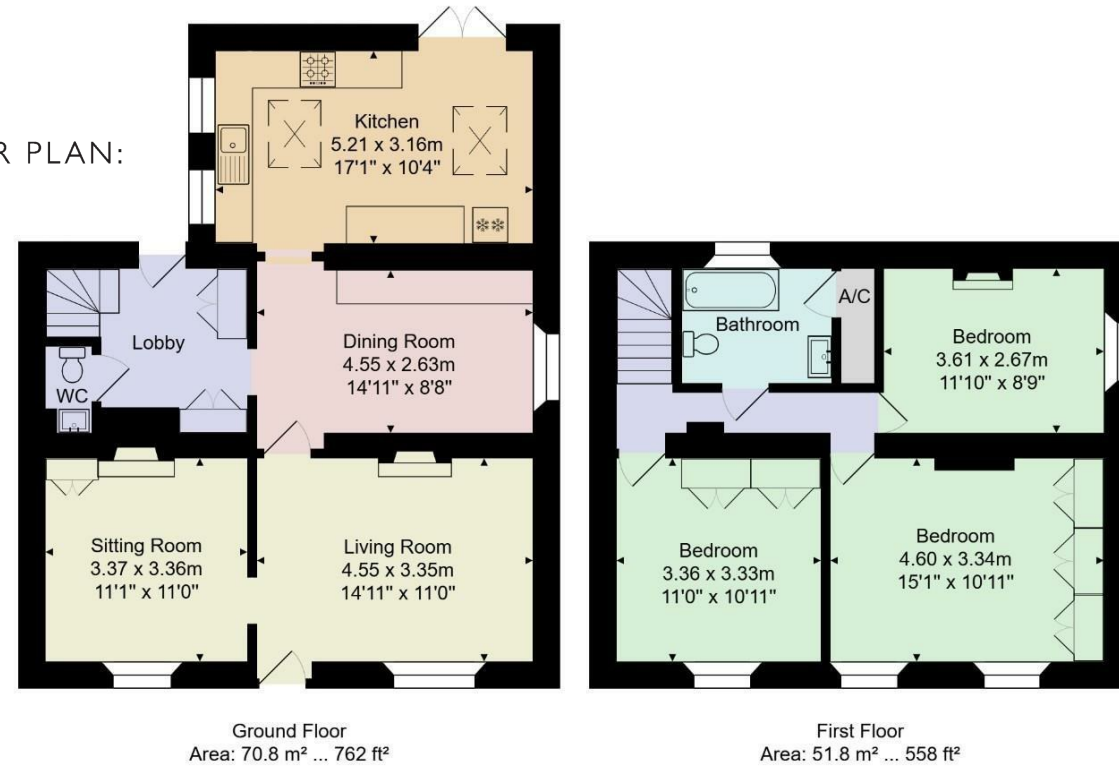
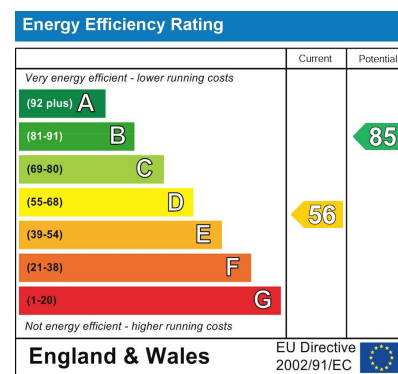


FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.  
www.epcassessments.co.uk

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End  
London road  
Bath  
Ba1 6pt

T: 01225 48 10 10  
E: happytohelp@zestlovesproperty.com



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS –** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



111, Bradford Road, Melksham, SN12 8HY

3 Bedroom House - Detached

Guide price  
£625,000

- Chain Free Detached Period Cottage
- Three Double Bedrooms & Sleek Family Bathroom
- Desirable Village Location
- Three Reception Rooms, Kitchen Breakfast Room & Cloakroom
- Beautiful Landscaped Mature Gardens
- Freehold, EPC Rating D, Council Tax Band E

DETAILS

A handsome period detached three double bedroom family home situated in the heart of Atworth. The property is offered to the market with No Onward Chain and boasts well balanced flexible accommodation over two floors along with mature gardens.



#### DESCRIPTION

Upon entering the home, you are welcomed by two charming reception rooms positioned to either side of the entrance hall, each featuring an inset log burner that creates a warm and inviting atmosphere. These versatile spaces are perfectly suited as a comfortable living room and either a cosy snug, playroom, or home office.

Continuing through the property, you will find the dining room, complete with bespoke cabinetry and a window to the side aspect, providing an ideal setting for both everyday family meals and entertaining. To the rear of the home lies a spacious, light-filled kitchen breakfast room, enjoying lovely views over and direct access to the garden. The kitchen is fitted with a range of units and features an inset Belfast sink, cooker point, and plumbing for a washing machine.

An internal lobby leads to the first floor and also provides additional access to the garden, along with a convenient cloakroom comprising a WC and wash hand basin. The gas boiler is discreetly housed here.

The first floor offers three generously proportioned double bedrooms, two of which benefit from bespoke fitted wardrobes, while all enjoy an abundance of character and period charm. Completing the accommodation is the family bathroom, fitted with a three-piece suite including a panelled bath with shower over, WC, and wash hand basin.

Externally, the property is approached via a neat and well-maintained front courtyard, with side access leading to the rear garden. The beautifully landscaped rear garden is a particular highlight, featuring a generous lawn bordered by mature trees, shrubs, and established planting that create a wonderfully private and picturesque setting. A patio area immediately adjoining the house provides the perfect space for al fresco dining and outdoor entertaining during the warmer months.

#### LOCATION

Nestled in the picturesque Wiltshire countryside, Atworth is a highly sought-after village offering an enviable blend of rural charm and everyday convenience. The village enjoys a strong sense of community and provides a range of local amenities, including a well-regarded primary school, village shop, public house and recreation facilities. Ideally positioned between the historic market town of Melksham and the Georgian city of Bath, Atworth offers excellent access to a wider selection of shopping, dining and leisure opportunities, as well as convenient transport links to Bristol, London and beyond. Surrounded by attractive countryside and scenic walking routes, the village presents an idyllic setting for those seeking a peaceful lifestyle without compromising on connectivity.

