



LONDON ROAD WEST, BATH, BA1 7DD

£5,000 per month*

Carter Jonas

A wonderful 5 bedroom, 4 bathroom family home located in Batheaston on the eastern outskirts of Bath, approximately 2 miles from the city centre with large garden and driveway parking.

- Kitchen/dining room
- Drawing Room
- Cinema Room
- Cloakroom
- 5 Bedrooms
- 4 Bathrooms
- Large Garden
- Driveway parking
- Great south facing views

LOCATION

The property is situated some 3 miles east of Bath City Centre and Batheaston has local amenities of convenience store, fish & chip shop, hairdresser, coffee shop.

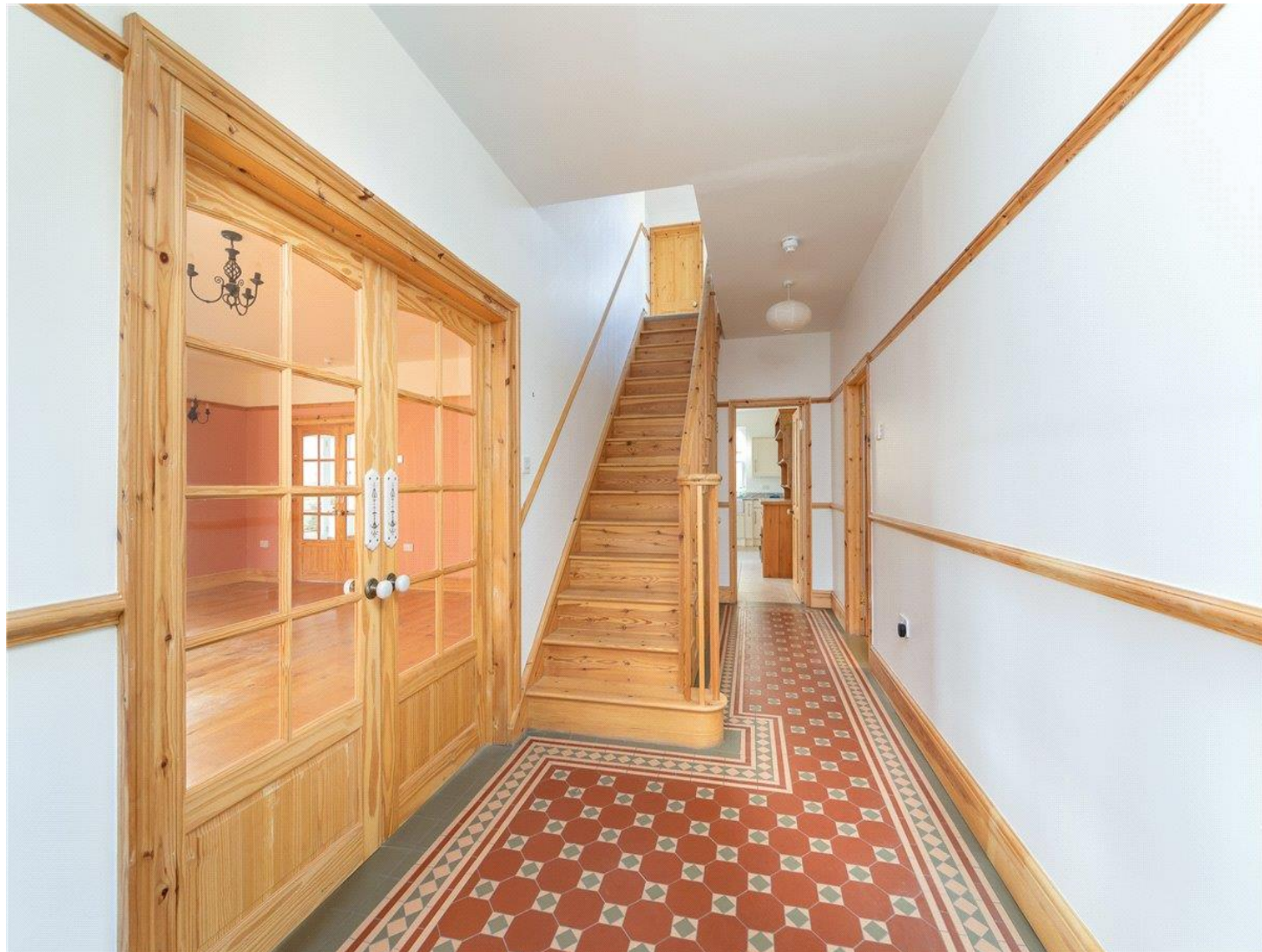
THE PROPERTY

A five-bedroom detached, 5 bathroom, individually designed, modern property with the benefit of large south facing gardens, all set on the eastern outskirts of Bath in an idyllic location.

The accommodation is wonderfully spacious and has well-proportioned rooms of kitchen/dining room, drawing room, cinema room, utility room, cloakroom and shower room on the ground floor, 3 bedrooms and 2 bathrooms on the first floor and 2 bedrooms and 2 bathrooms on the second floor. The master bedroom has French Doors and balcony overlooking south facing garden offering wonderful views towards Bathampton.

To the front of the property is a good size upper raised garden with a large paved terrace, lawn, sunken garden and steps leading down to the side of the property. Steps lead down to the front door with a stone canopy porch and archway leading into an undercroft area, ideal for bike storage.

To the rear is a large car parking area with access to a triple carport and log store, lighting and electricity. There is a wonderful south facing garden with large pond that leads from a gate onto the river path and parking for various vehicles and a double carport and a stone built potting shed.



Offered unfurnished and available now.

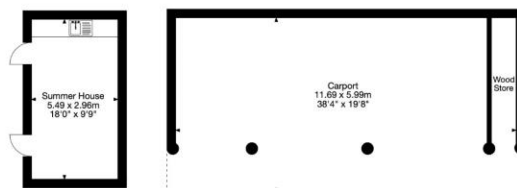
EPC Band B. Council Tax Band G. Holding deposit of one week's rent - £1153 (deducted from first months rent). 6 weeks' rent deposit - £6923

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	

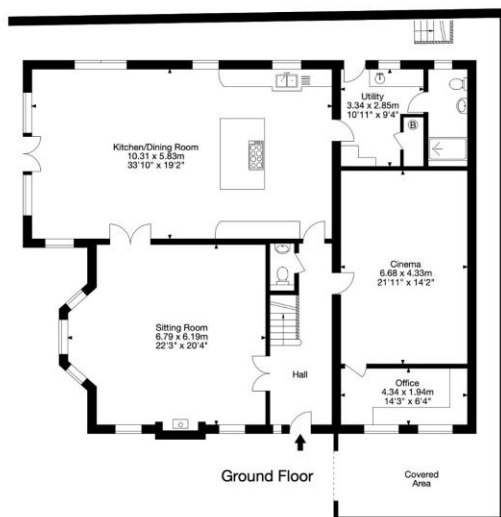


1 Bathway Meadows, London Road West, BA1 7DD
 Gross Internal Area (Approx.)
 Main House = 371 sq m / 3,993 sq ft
 Summer House = 16 sq m / 172 sq ft
 Carport = 70 sq m / 753 sq ft
 Total Area = 457 sq m / 4,918 sq ft

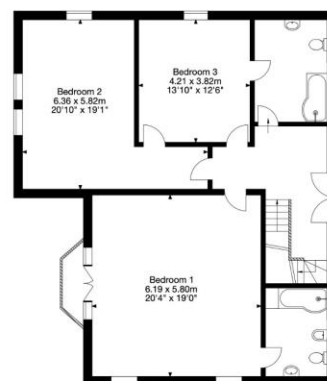


Summer House

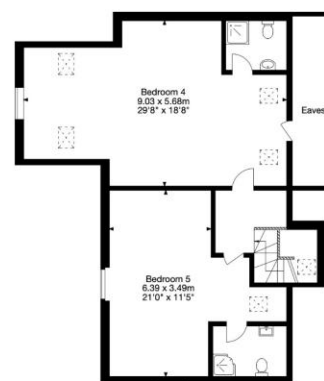
Carport



Ground Floor



First Floor



Second Floor

Caprice Property Marketing 2024. Down to RICS guidelines. Not drawn to Plan is for illustration purposes only. All features, door openings, and window locations are approx. All measurements and areas are approximate and should not be relied on as a statement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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