



THE LINLEYS, BATH, BA1
£1,650 per month*

Carter Jonas

THE LINLEYS, BATH, BA1

A 3/4 bedroom family home occupying a lovely corner position, almost adjacent to Royal Victoria Park with enclosed rear garden, lovely city views and driveway parking.

Situated in a really leafy and quiet location, almost adjacent to Royal Victoria Park, is this 3/4 bedroom family semi detached home. The light and bright accommodation offers kitchen/dining room with oven and hob, dishwasher, washing machine and fridge, which is open through to sitting room. Doors from the sitting room lead through to the conservatory/garden room with doors out onto the rear garden. There is also a utility room and cloakroom on the ground floor and an office/bedroom 4. Stairs rise to the first floor where there are 3 double bedrooms, 2 of which have lovely views across to Bath and beyond, a bathroom with WC and separate shower room. The property occupies a corner plot position, and the rear enclosed garden wraps around the back and side of the house having two sheds and a patio area. A lovely, south facing tranquil spot. The Linleys is a quiet, residential cul de sac set around a small area of green, just off Audley Park Road, almost adjacent to Royal Victoria Park and is approximately 20 minutes walk from the city centre across the park. EPC Band E. Council Tax Band E. Available 17th January 2022. All in all, a fantastic family home in a prime

- 3 Bedrooms
- Living Room/Dining
- Shower Room
- Kitchen
- Bathroom
- Rear garden
- Off street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	53	
(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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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.