



BECKFORD DRIVE, LANSDOWN, BA1

£3,750 per month*

Carter Jonas

BECKFORD DRIVE, LANSDOWN, BATH, SOMERSET, BA1 9AU

A detached modern three storey property presented in excellent condition throughout with a landscaped rear garden, garage and ample parking.

LOCATION

THE PROPERTY

Recently built by Linden Homes, to their "Fratelli" design, in 2018, the property sits in a quiet cul de sac opposite an open green. We are pleased to offer this fantastic four bedroom detached home with a garage and off road parking to the side of the house and built over three floors. On the ground floor, the open-plan kitchen/dining area/family room is a wonderful space for entertaining, complete with bi-fold doors giving access to the garden. A cloakroom is positioned off the hall, while on the first floor there is a well proportioned living room, complete with balcony, a bedroom with en-suite, plus a study. On the second floor, the master bedroom benefits from an en-suite and a further balcony, while there are two more bedrooms, plus the family bathroom, completing the accommodation. The ground floor living space opens onto a newly landscaped enclosed rear garden with side access into the garage.

This is an excellent position, being set in a quiet cul de sac off a no through road on the northern slopes of Bath in the popular residential area of Lansdown and within walking distance of some of the best schools in Bath to include Kingswood, The Royal High School and St Stephens Primary School. Bath city centre is just over a mile away, at the bottom of the road, with regular bus access. The Hare and Hounds Inn is just a short distance away with excellent food and a wonderful setting, having the same desirable views as the house itself. Being on the edge of the Ensleigh Estate, the property has a useful local shop across the road and a primary school and Nurse around the corner. The M4 (J18) is 10 miles to



the north and Bath Spa Station has mainline access to London Paddington (from 90 minutes) and Bristol Temple Meads (from 15 minutes).

EPC rating B. Council Tax Band G

Offered unfurnished and available now.

OUTSIDE

ADDITIONAL INFORMATION

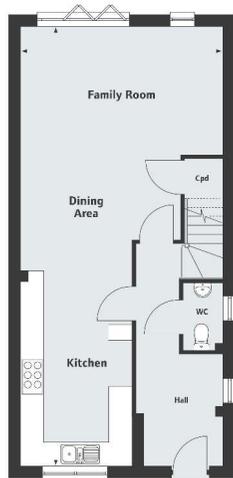
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band G

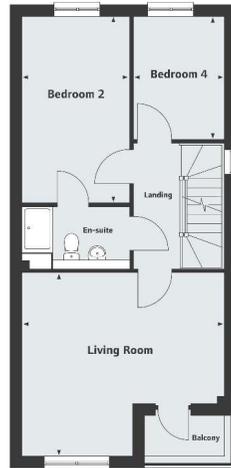
Directions





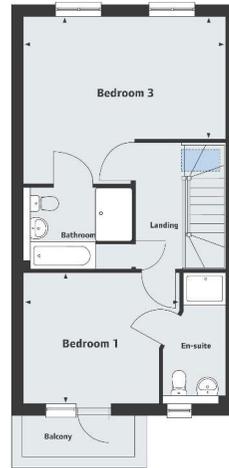
GROUND FLOOR

GROUND FLOOR
Kitchen*/Dining Area/Family Room*
 11360 x 5260mm 27'4" x 16'7"



FIRST FLOOR

FIRST FLOOR
Living Room*
 5260 x 4748mm 17'3" x 15'7"
Bedroom 2
 4807 x 2848mm 15'9" x 9'4"
Bedroom 4
 3153 x 2317mm 10'4" x 7'7"



SECOND FLOOR

SECOND FLOOR
Bedroom 1*
 4090 x 3373mm 13'5" x 11'1"
Bedroom 3
 4311 x 3153 14'2" x 9'3"

1733 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Executive for specific details.

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

carterjonas.co.uk

Offices throughout the UK



Classification L2 - Business Data



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
 *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.