



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 Nursey 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

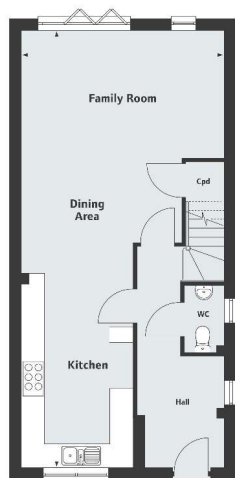
Offered unfurnished and available now.

OUTSIDE

ADDITIONAL INFORMATION

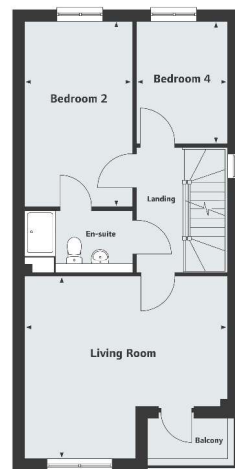
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	





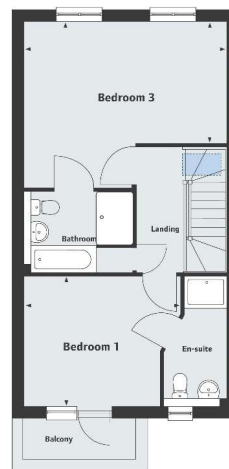
GROUND FLOOR

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.

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IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.