



**INNOX GROVE, ENGLISHCOMBE VILLAGE, BA2**  
£1,350 per month\*

**Carter Jonas**



# **INNOX GROVE, ENGLISHCOMBE VILLAGE, BATH, BA2**

- 3 Bedrooms
- Sitting Room
- Kitchen/breakfast room
- Bathroom
- Garden
- Unfurnished

## **LOCATION**

## **THE PROPERTY**

A 3 bedroom semi detached house just 2 miles south of Bath city centre in the pretty location of Englishcombe Village. Set in a quiet no through road, the property has recently undergone renovation and has the benefit of a fitted kitchen/breakfast room, new carpets in the sitting room with double doors to garden and cloakroom downstairs with outside utility room and two double bedrooms, a single bedroom and a bathroom with shower over bath upstairs. There is also a recently installed electric boiler central heating system. Externally is a front garden with driveway parking for two or three vehicles and a rear garden with views across open fields. This is a great little family home in a quiet rural spot having the advantage of being just minutes from Bath city centre. Please note the garage at the property is not to be used by a tenant. Available mid July. Council Tax Band C. EPC Band E.

Holding deposit of one week's rent = £311.53 (deducted from first month's rent) Five weeks' deposit = £1557.65 Six weeks' deposit = £1869.18 (NHA tenancy)

## **OUTSIDE**

A 3 bedroom semi detached house south of Bath in Englishcombe Village with enclosed rear garden and driveway parking.





---

## ADDITIONAL INFORMATION

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

Viewing	Strictly by appointment
---------	-------------------------

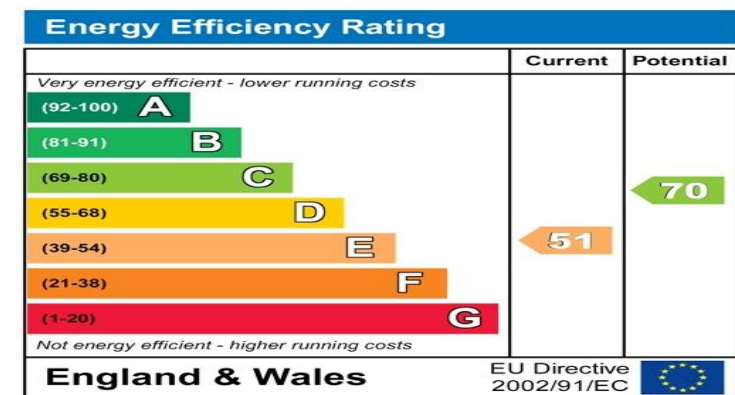
Local Authority	- Council Tax Band C
-----------------	----------------------

Directions	
------------	--





**T: 01225 747250**  
5-6 Wood Street, Bath, Somerset, BA1 2JQ  
E: bath@carterjonas.co.uk



#### 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.