



VINEYARDS, BATH, BA1
£4,250 per month*

Carter Jonas

VINEYARDS, BATH, BA1 5NA

A most handsome and substantial Grade II Listed four to five bedroom, three bathroom, Georgian Townhouse situated in the City Centre and less than 5 minutes' walk from Waitrose! Offered furnished for a minimum of 6 months.

- Kitchen/Dining Room
- Study
- Sitting Room
- 4 Bedrooms
- 2 Bathrooms
- Garden

LOCATION

THE PROPERTY

A substantial Grade II Listed Georgian Townhouse in central Bath arranged over 5 floors with private rear terrace and garden. With an imposing facade with 3 attractive bow windows, the accommodation which is in excess of 3000 sq.ft., offers great family space with a large kitchen/dining room on the lower ground floor complete with integrated appliances of oven, hob, dishwasher and fridge/freezer. There is also a cloakroom on this level. The entrance hall on the ground floor leads through to a front reception room and a large shower room. Stairs rise to the first floor to an impressive Drawing Room with large bow feature window complete with double wedding doors, through to either a Withdrawing Room or a double bedroom. The Master Suite occupies the second floor with a large bedroom with bow windows and a large bathroom with bath and separate shower. There are 3 further bedrooms and a bathroom on the third floor. To the rear is an enclosed garden and terrace which is accessed from the ground floor.

The property is found at the foot of Lansdown Road in a majestic Georgian terrace on the high pavement opposite The Paragon. It is ideally situated for access to the M4 via Junction 18, approx. 10 miles to the north and is literally minutes' walk from Bath City Centre with its comprehensive range of shops, restaurants and bars, in addition to the schools at Royal High, Kingswood and St Stephens in Lansdown. Parking permit available for central zone.

Offered furnished. A most remarkable Georgian townhouse.
Council Tax Band F.



Holding deposit of one week's rent - £980.76

Five weeks' deposit - £4903.84

NHA deposit of six weeks' = £5884.61

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 F
Directions	



Vineyards, Bath
Approximate Gross Internal Area
3,160 sq ft / 293 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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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.

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