



LANSDOWN ROAD, BATH, BA1
£3,495 per month*

Carter Jonas

ROSE COTTAGE, LANSDOWN ROAD, BATH, BA1 9BT

- 4 Bedrooms
- 3 bathrooms
- 3 Reception Rooms
- Cloakroom
- Kitchen/breakfast room
- Double Garage
- Gardens

LOCATION

THE PROPERTY

A most individual detached family home at Lansdown, adjacent to Bath Racecourse. Approached via secure gates, the property offers wonderful light and bright family accommodation of entrance hall, kitchen/breakfast room with electric AGA, dishwasher, and large fridge/freezer. The kitchen leads through to the Dining Room, Family room with woodburner, Study and Sitting Room with double French Doors out onto the terrace and garden beyond. Stairs rise from this side of the house to two bedrooms, one having en suite shower room and family bathroom. There is a second set of stairs from the other end of the house that lead to two further double bedrooms, one having WC. There is also a utility room and a further bathroom on this side of the house. A door leads from the ground floor utility area to the double garage. Solar panels assist with electricity bills and the heating is GAS LPG. Gardens sweep in front of the house and are level and laid to lawn and very private once the gates are shut. There is a double garage and parking for plenty of vehicles.

M4, junction 18 is some 7 miles to the north, and Bath city centre is 1.5 miles to the south, accessed either by car or by the Park and Ride bus service at Lansdown. Bath Racecourse and Lansdown Golf Club are on the doorstep. This really is a most extensive and impressive family home, with accommodation in excess of 3,000 sq.ft. Offered unfurnished and available now. Council Tax Band E. EPC Band C. Holding Deposit of one week = £865.38 (to be deducted from first month's rent)

5 weeks' deposit = £4326.92 6 weeks's deposit (NHA tenancy) =

An individual detached 4 bedroom, 3 bathroom family home adjacent to Bath Racecourse and Lansdown Golf club with double garage and gardens.



£5192.28

OUTSIDE

ADDITIONAL INFORMATION

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





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.

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