



**ST. CATHERINE, BATH, BA1**  
£4,500 per month\*

**Carter Jonas**



# VALLEY VIEW, ST. CATHERINE, BATH, SOMERSET, BA1 8HA

- Open plan Kitchen/Dining Room/Living Room
- Garden Room
- Sitting Room
- Utility Room
- Cloakroom
- 4 bedrooms
- 2 bathrooms

## THE PROPERTY

A wonderful period detached home situated in St Catherine's valley, some 3 miles to the north east of Bath. Having been the subject of renovation in recent years, the immaculate accommodation consists of living room, dining room/garden room, kitchen/dining/living room, study, utility room and cloakroom on the ground floor and 4 bedrooms and 2 bathrooms on the first floor. The kitchen is fully equipped with appliances of AGA with separate hob and oven, fridge/freezer and dishwasher and washing machine in the utility room. The kitchen has bi fold doors out onto the terrace where you can sit and enjoy the peace and quiet and wonderful views across the garden and beyond or while away the stress and stains of the day in the hot tub.

There is also a garage and off street parking for two or three cars. The garden is extensive and is managed by a gardener who cuts the grass fortnightly. The hob tub maintenance will be maintained monthly and there is an alarm system. There is air conditioning available in the kitchen and garden room which is maintained annually. There is an adjacent paddock available too. The central heating is oil.

EPC Band C. Council Tax Band F. Available now.

Holding deposit of one week's rent = £1038.46 (deducted from first month's rent

5 weeks' deposit = £5192.30 6 weeks' deposit (NHA) = £6230.76

A wonderful four bedroom, two bathroom detached house in the pretty St Catherine's valley with fabulous terrace, garden and views.





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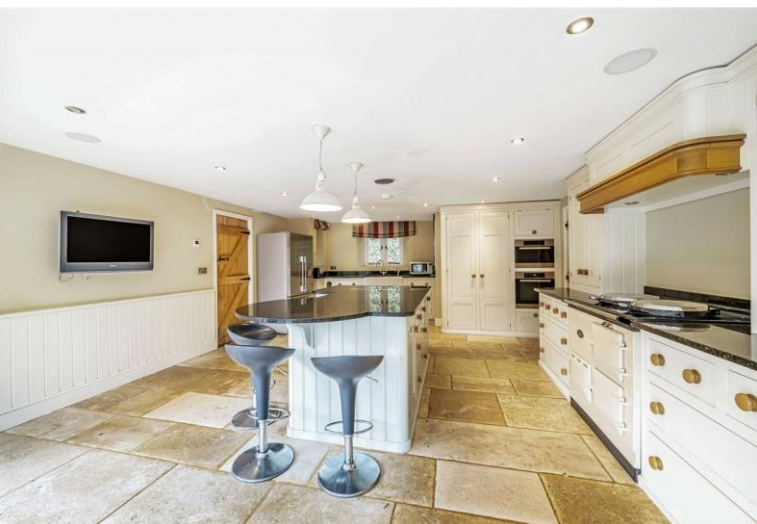
## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band F
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Directions	
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## Valley View, St. Catherine, Bath, BA1

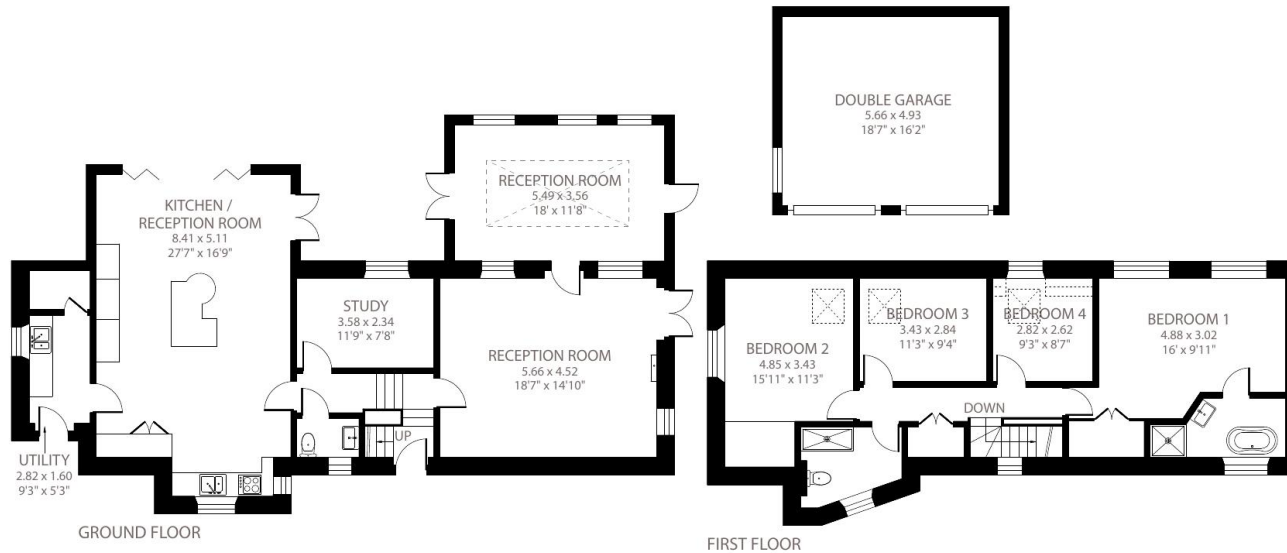
Approximate Area = 2021 sq ft / 187.7 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 2329 sq ft / 216.2 sq m

For identification only - Not to scale



### 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.



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1041242

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