



KEMPTHORNE LANE, BATH, BA2 5DX

£1,450 per month*

Carter Jonas

A modern 2 bedroom, 2 bathroom terraced house on the south side of Bath in Combe Down.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Kitchen/Breakfast Room
- Cloakroom
- Garden with patio
- Off street parking space

THE PROPERTY

A modern terraced house in Combe Down situated in a leafy location in Kempthorne Lane, very convenient for the Odd Down park and ride. The light and bright accommodation comprises entrance hallway with cloakroom, Living Room with wood floor, kitchen/breakfast room with new appliances of fridge/freezer, dishwasher and washing machine. There is also an oven and gas hob.

Upstairs on the first floor there are two double bedrooms, one with an en-suite shower room and double fitted wardrobe, and an additional bathroom with shower over bath. The central heating is gas via a gas combi boiler and there is off street parking for one car. The front of the house looks out onto a grassed area. A lovely house that would suit a professional couple or small family. Regret no pets. Council Tax Band C. EPC Band C. Offered unfurnished.

Holding deposit of one week's rent = £334.61 (deducted from first month's rent)

5 weeks' deposit = £1673.07 6 weeks's deposit (NHA tenancy) = £2007.66

OUTSIDE

The kitchen door leads out onto the rear enclosed garden complete with patio and there is an off street parking space.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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