



**KEMPTHORNE LANE, BATH, BA2 5DX**

£1,450 per month\*

**Carter Jonas**



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## 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.





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## ADDITIONAL INFORMATION

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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 C
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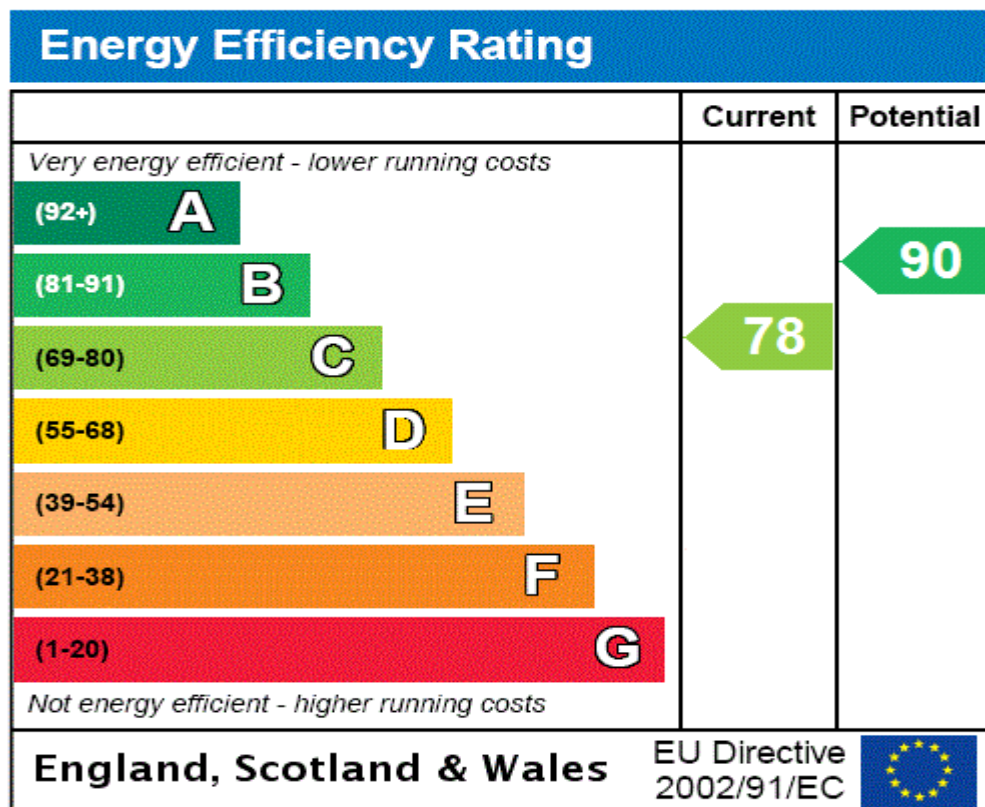
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Directions	
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#### IMPORTANT INFORMATION

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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