



WILLIAM STREET, BATH, BA2 4DE
£3,400 per month*

Carter Jonas

LAURA COTTAGE, WILLIAM STREET, BATH, SOMERSET, BA2 4DE

- 3 Floors
- 3 Bedrooms
- 2 Bathrooms
- Kitchen/breakfast room
- Conservatory
- Utility Room
- Balcony
- Garage

THE PROPERTY

A wonderful Mews house in central Bath, tucked in behind Great Pulteney Street and overlooking the Bath Recreation Ground. The property is arranged over 3 floors and the immaculate accommodation comprises hallway with cloakroom and utility room with washing machine and tumble dryer, through on to Kitchen/Dining Room with integrated appliances of oven with hob, fridge and dishwasher. Stairs rise to the first floor where there is a Sitting Room with two double doors that lead to a balcony with south facing views across to the Recreation Ground. Also on this floor is a double bedroom and a bathroom.

Stairs rise again to the second floor where there are two further bedrooms and a shower room.

Externally there is a small garage which would be large enough for storage but not a car. There are two parking permits available for parking on the street in a permit parking zone.

Council tax band G (Bath & North East Somerset for current cost) .
Energy rating band D.

Available for a minimum term of 12 months.

Mains gas central heating, mains electric and metered mains water.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

A WONDERFUL MEWS HOUSE OFFERED PART FURNISHED, IN CENTRAL BATH WITH THREE BEDROOMS AND 2 BATHROOMS AND OFF STREET PARKING.



At a rent of £3,400 per calendar month:


Holding deposit of 1 weeks rent £784.62 (deducted from first month's rent)

Security deposit of 5 weeks rent £3,923.08

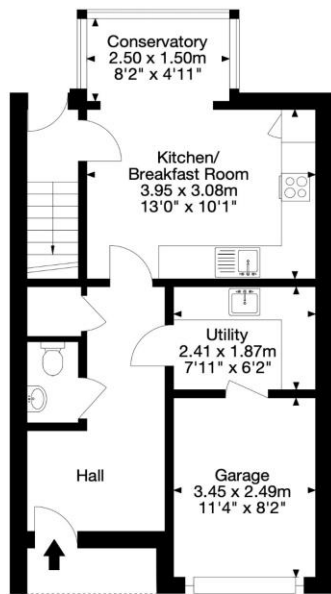
ADDITIONAL INFORMATION

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

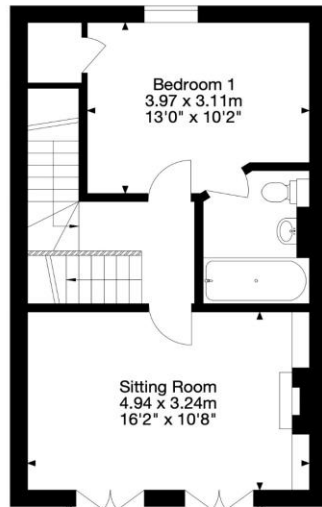


| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

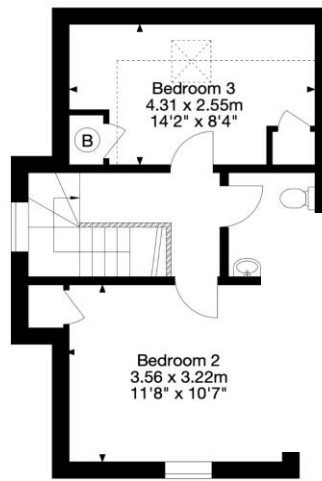
Laura Cottage, 5 William Street, Bath, BA2 4DE
Gross Internal Area (Approx.)
Main House = 114 sq m / 1,227 sq ft
Garage = 8 sq m / 86 sq ft
Total Area = 122 sq m / 1,313 sq ft



Ground Floor



First Floor



Second Floor



T: 01225 747250

5 - 6 Wood Street, Bath, BA1 2JQ

E: bath



Capture Property Marketing 2019. Green to IPMS guidelines. Subject to verification. Plan is for illustration purposes only. Information and details are for guidance only. All measurements and areas are approximate and should not be relied upon for legal purposes.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

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