



**FOXCOMBE ROAD, BATH, BA1 3ED**

£3,250 per month\*

**Carter Jonas**

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## A beautiful fully renovated in 2022 4 bedroom, 2 bathroom family home to the west of Bath City Centre in Lower Weston with parking space and garage.

- Living Room
- Sitting Room
- Dining /Breakfast Room
- Kitchen
- Cloakroom
- 4 Bedrooms
- 2 Bathrooms

### THE PROPERTY

Rarely available on the lettings market is this most wonderful family home to the west of the City Centre in Lower Weston. Having been the subject of complete renovation in 2022, this end of terrace, period family home now offers fabulous light and bright accommodation of Sitting Room with bay window, rear Reception Room, Dining Room through to kitchen and cloakroom. The kitchen has oven with ceramic hob, and integrated dishwasher and washing machine and space for fridge/freezer. Stairs rise from the hallway to the first floor where there is a large double bedroom to the front into bay window, large double bedroom to the rear, a smaller double bedroom and bathroom with bath and separate shower. A master bedroom with en suite shower room is situated on the second floor. The rooms all have high ceiling heights, adding to the volume of the space.

The house has side access to a rear garden, also approached by a door from the kitchen, a driveway with off street parking and a garage, a most sought after benefit in this area of Bath. This really is a fabulous family home in the extremely convenient location of Lower Weston, with the shops at Chelsea Road on the doorstep and offering a level walk or short bus ride into the City Centre. Available 27 May 2024 offered unfurnished.

Council Tax Band E (see Bath & North East Somerset website for current cost). EPC Band D.

Available for an initial 12 month tenancy.



Mains electric, gas and metered mains water.

Parking: Off street parking in front of garage and garage.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3250 per calendar month: Holding deposit of 1 week's rent £750.00 (deducted from first month's rent)

Security deposit of 5 weeks rent £9,000

## **OUTSIDE**

**Rear enclosed garden and small front garden.**

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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 E
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Directions	
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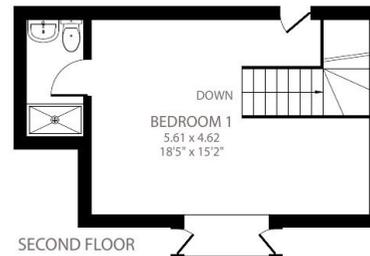
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# Foxcombe Road, Bath, BA1

Approximate Area = 1734 sq ft / 161 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Carter Jonas. REF: 901538

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Classification L2 - Business Data

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