



NELSON HOUSE, CRESCENT LANE, BATH, BA1 2PU

£2,950 per month*

Carter Jonas

A wonderful modern mews house in central Bath with 3 bedrooms, 2 bathrooms, Coutyard, Terrace and Garage.

- Arranged across 3 floors
- Study
- Open plan living/dining/kitchen
- 3 bedrooms
- 2 bathrooms
- Courtyard
- Garage

THE PROPERTY

A wonderful light and bright modern Mews house in central Bath. The accommodation is arranged across 3 floors and comprises entrance hall to Study, shower room and 2 bedrooms on the ground floor, with internal door to garage. Both ground floor bedrooms have access onto a courtyard. There is a washing machine housed in the ground floor cloakroom and there is a tumble dryer and additional fridge/freezer in the garage. Stairs rise to the first floor and lead into a light open-plan Living/Dining Room/Kitchen with built in appliances of dishwasher, oven with induction hob and fridge. Doors from the living room lead out onto an enclosed rear terrace. Stairs rise again to the second floor where you will find the master bedroom with en suite bathroom with bath and separate shower. The master bedroom has built-in wardrobes and eaves storage.

This really is a most wonderful City property which offers the very rare benefit of a garage. There is resident's parking in zone 7 so you can apply for two residents' parking permits. Level walk into Bath city centre in under 10 minutes. Offered unfurnished and available late August 2025.

EPC Band C. Council Tax Band F.

Car parking either on street via permit or in garage for a small - medium size car.

One week's rent as holding deposit - £680.76 (deducted from first month's rent)

Five week's deposit - £3403.84



OUTSIDE

Rear terrace and small courtyard.

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 F

Directions





Crescent Lane, Bath, BA1

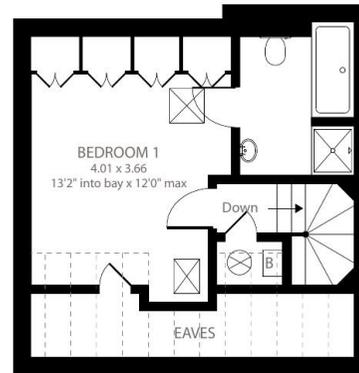
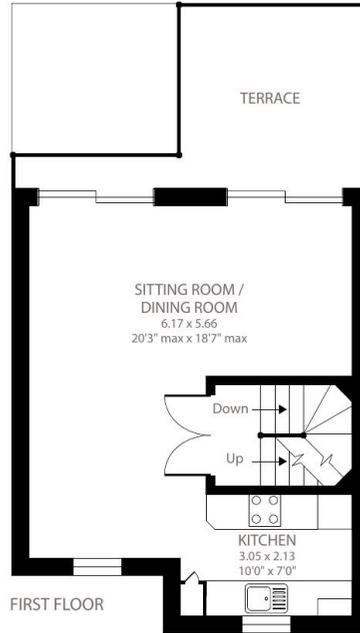
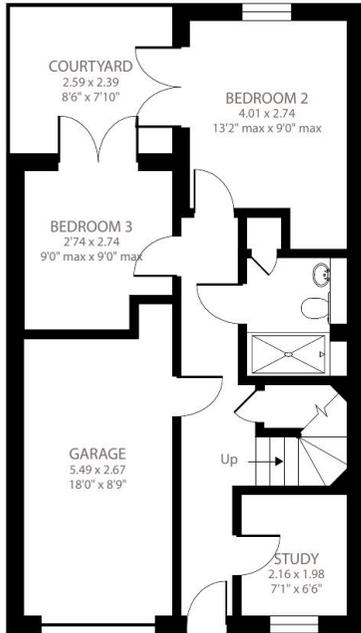
Approximate Area = 1238 sq ft / 115 sq m (includes garage)

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Total = 1328 sq ft / 123.3 sq m

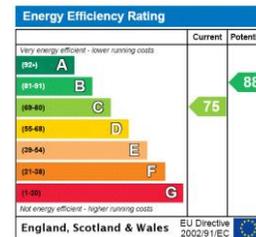
For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 857357



T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.