



Broadmoor Lane Bath BA1

£1,350 Per Month - Available 17/01/2018



A pretty detached coach house set in maintained grounds provides that feel of a country retreat with the convenience of being so close to the city. Suitable for two professionals or couples. (Garages not included).

Perfect blend of Country meets City | Lovely views | LPG Heating | Terrace patio | Off Street Parking | On the Cotswold Way.

Description

A pretty furnished three bedroom detached Coach house set in a 100 acres bordered by open countryside. The accommodation briefly comprises a welcoming reception hallway, kitchen complete with table and chairs, modern fitted kitchen with white goods, inner hall leading to master bedroom with double bed, wardrobes and modern en-suite shower room; the bedroom has views across to open country side. The main hallway leads towards the sitting room which is furnished with sofas and coffee table with lovely views, single bedroom, double bedroom with two single beds, main bathroom with bath and separate shower cubicle. The property benefits from all mod cons, Gas central heating (water rates included in rental) (Garages not included).

Situation

Aldermead Cottage is situated in an idyllic location within the grounds of a private house, detached and set back bordering open countryside with lovely walks along the Cotswold Way. Wildlife can be seen from the property but literally minutes away from the City Centre. The property is approached from Broadmoor Lane through the main gates to the private house from the main drive through private gates along the main driveway to the property which has its own driveway. There is a decked terrace with lovely views ideal place for a BBQ and a glass of wine and enjoy the peace and tranquillity.

Furnishing

Furnished



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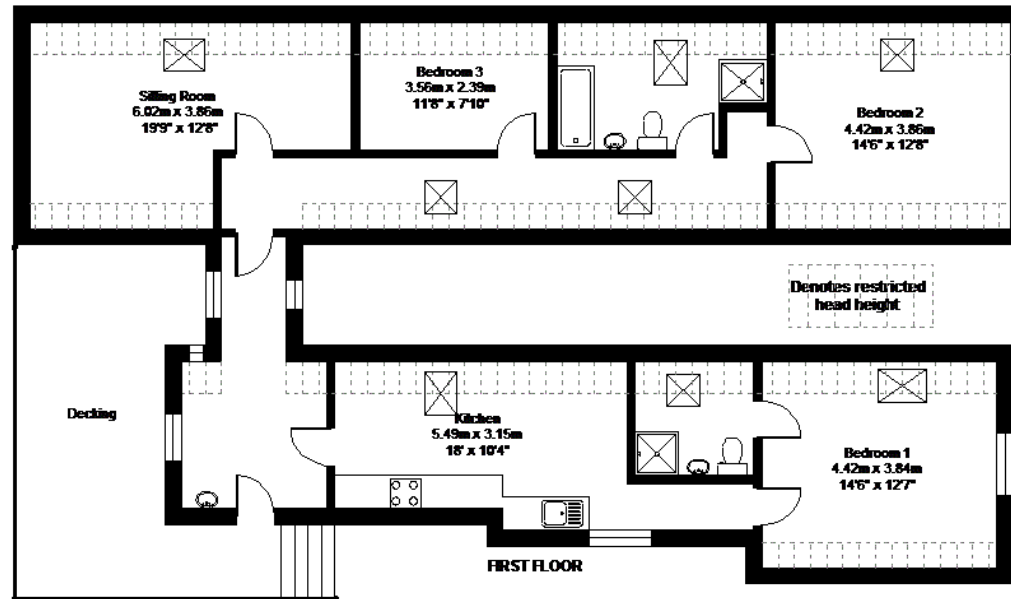
33 Gay Street

Bath BA1 2NT

Tel: 01225 445 646 - bathlettings@hamptons-int.com

www.hamptons.co.uk

Floorplan



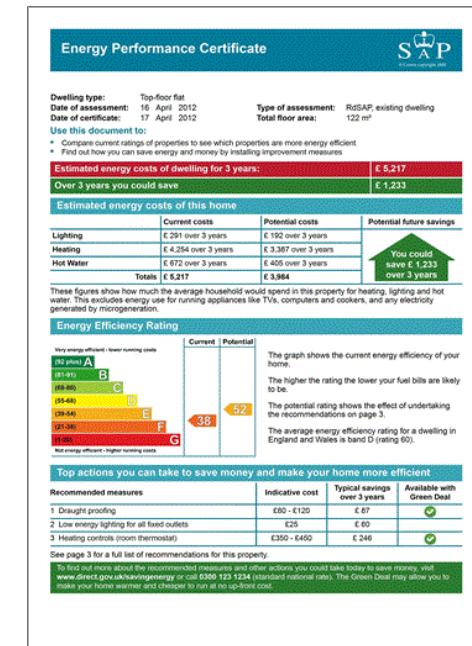
Broadmoor Lane, Bath, Avon, BA1

APPROX. GROSS INTERNAL FLOOR AREA 1008 SQ FT 93.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given in this plan should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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