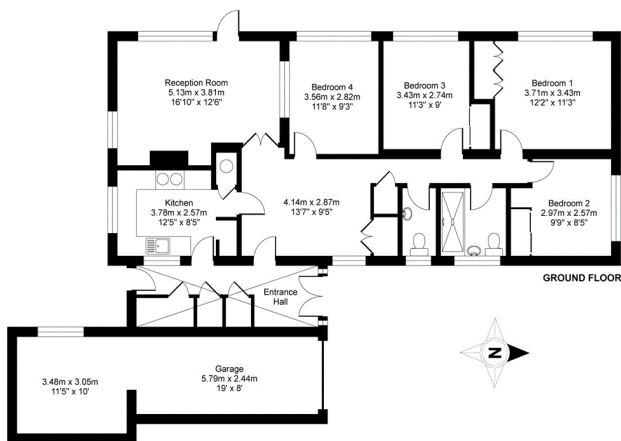




## Floorplan



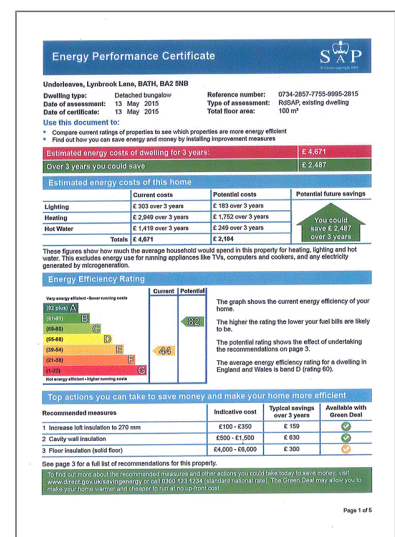
**Lynbrook Lane, Bath, BA2**

APPROX. GROSS INTERNAL FLOOR AREA 1579 SQ FT 146.6 SQ METRES (INCLUDES GARAGE)

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 is for initial guidance only and 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 mentioned with these particulars.





35824 (2)



35824 (3)



35824 (6)



35824 (4)



35824 (8)



35824 (7)

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## Lynbrook Lane Bath BA2

£2,250 Per Month - Available 29/07/2017

**HAMPTONS**  
INTERNATIONAL

*Unique detached property hidden away off Entryhill Bath*

3/4 Bedrooms | Garage & Parking | 2 Receptions | Extensive grounds | Aga | Gardener included..

### Description

Unique four bedroom detached bungalow located within over an acre of private land including private drive and single garage. If you prefer a property which can offer peace and tranquillity this property is definitely worth view. Comprising three double bedrooms plus a single bedroom, newly fitted shower room and new kitchen complete with white goods and Aga. The dining area is the heart of the home offering great space for family dining and the occasional diner party as is the grounds, the lounge has dual aspect windows which overlook the large private garden. The property also benefits from lovely original parquet flooring and new neutral carpet to the lounge and smallest bedroom. The property also benefits

from a second toilet, separate utility room, brick built storage, green house plus ample outside space to accommodate guest parking. Gardener is included to carry out seasonal tidy.

### Furnishing

Unfurnished



35824 (1)



35824 (5)

### Hamptons Bath Lettings

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