



Premium

Beaufort East Bath BA1

£2,750 Per Month - Available 04/10/2016

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*Georgian Town house presented in its full glory.*

4 Receptions | Landscaped Garden | Terrace Court Yard | Garage | Stunning period features | Three cloak rooms.

### Description

A fantastic example of an extremely well presented Georgian Town house- Offering substantial accommodation over 5 floors. Upon entering the property you are greeted by a grand entrance hall which leads to lounge, study/reception both of which enjoy period fire places & features such as original window shutters, cornicing & beautiful high ceilings which boasts the finery of the Georgian period. The kitchen/breakfast room is well equipped & has lovely features such as window seats & courtyard views. Towards the rear of the property a separate dining room is located directly next to the kitchen which makes a perfect place to catch up with the family over dinner. The 1st floor accommodates a grand drawing room again boasting many features from the Georgian period

& pretty views of the beautiful garden, bedroom 1 & a cloak room also makes up this floor. On the 2nd floor you will find bedrooms 2 & 3, one of which includes a convenient link to the Jack & Jill luxury bathroom suit. This floor is completed with an additional cloak room. The 3rd floor houses bedrooms 4, 5 & 6 plus shower room. The house is a perfect example of Georgian architecture.



Beaufort East 152033 PH(3)



Beaufort East 152033 PH(9)straight

### Hamptons Bath Lettings

33 Gay Street

Bath BA1 2NT

Tel: 01225 445 646 - [bathlettings@hamptons-int.com](mailto:bathlettings@hamptons-int.com)

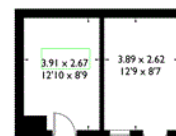
[www.hamptons.co.uk](http://www.hamptons.co.uk)

# 13 Beaufort East, Bath, BA1 6QD

Approximate Gross Internal Area = 343.6 sq m / 3698 sq ft

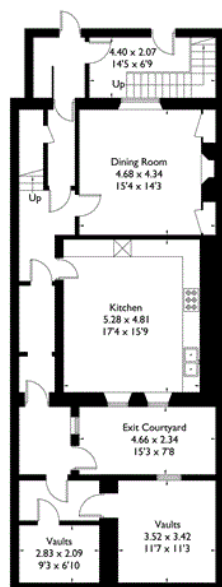
Outbuilding = 21.0 sq m / 227 sq ft

Total = 364.6 sq m / 3925 sq ft

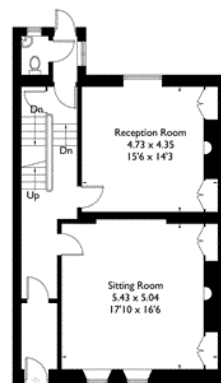


Outbuilding  
(Not Shown In Actual  
Location / Orientation)

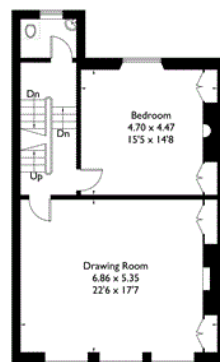
Currently not available



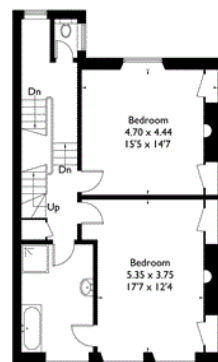
Lower Ground Floor



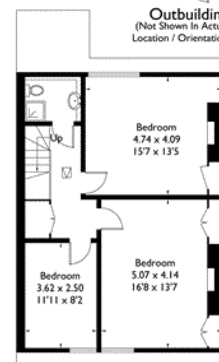
Ground Floor



First Floor



Second Floor



Third Floor

FLOORPLANZ © 2015 0845 6344080 Ref: I52033

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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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