



Minster Way Bath BA2

£1,995 Per Month - Available 21/08/2017

HAMPTONS
INTERNATIONAL

Beyond your expectations

Fabulous family home in the heart of Bathampton

3/4 bedrooms | Lovely views & garden | Quality finish throughout | Off Street parking | Handy access to City | Close proximity to Kingswood School.

Description

Enjoy all the conveniences of city living with beautiful countryside walks on your door step. Bathampton is a picturesque village on the south banks of the River Avon. This extremely well presented detached family home offers fantastic living space inside & out. The accommodation is arranged over two floors. You are greeted by a bright welcoming hallway leading to the family lounge complete with solid wood flooring & dual aspect windows which provide light & lovely views of the garden and countryside. There is a guest toilet and shower room, plus second reception (possible 4th bedroom) and a kitchen/family diner towards the rear of the property with access to the landscaped rear garden. The kitchen is well equipped with quality white good, such as an American style

fridge/freezer and granite worktops. Off the kitchen you will find a small area currently used as a office plus a separate utility. The first floor provide three good sized bedrooms and a family bathroom complete with shower over the bath. The landing area also benefits from eaves storage.

Situation

Bathampton is a picturesque village on the south banks of the River Avon. The Kennet and Avon canal journeys through the village where a toll bridge links Bathampton to Batheaston on the north bank of the canal, offering pleasing walks along the towpath towards both Bath and Bradford on Avon with fantastic restaurants and pubs along the way.



136956 (3)



136956 (5)

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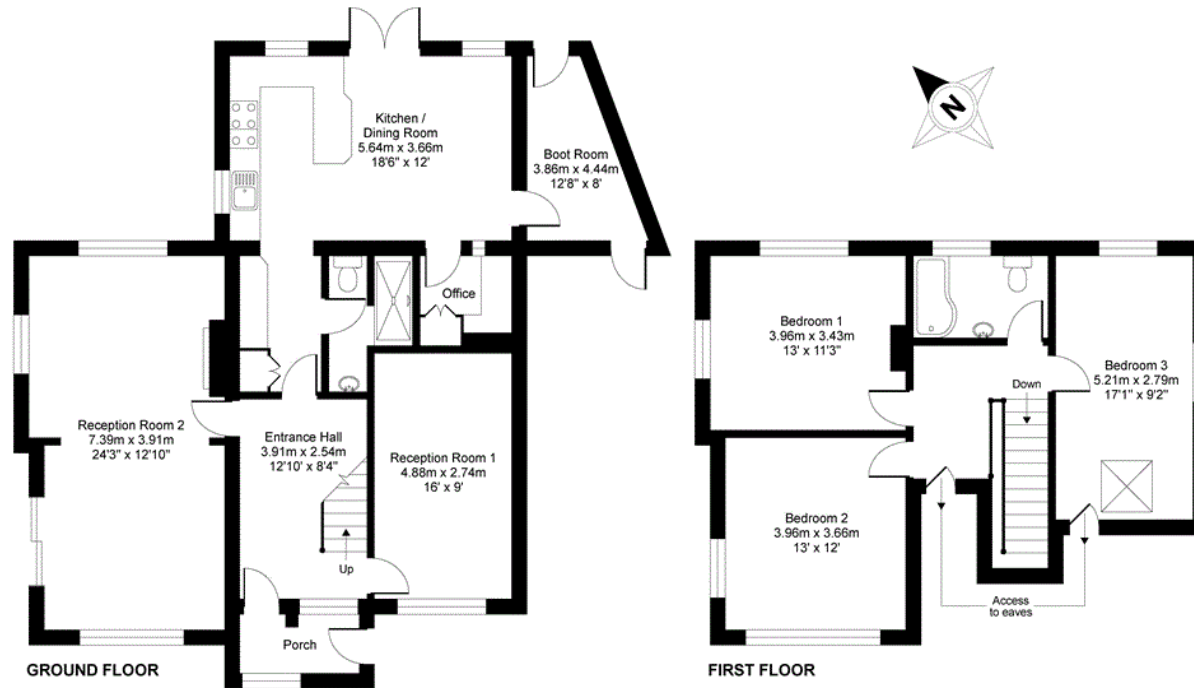
33 Gay Street

Bath BA1 2NT

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

www.hamptons.co.uk

Floorplan



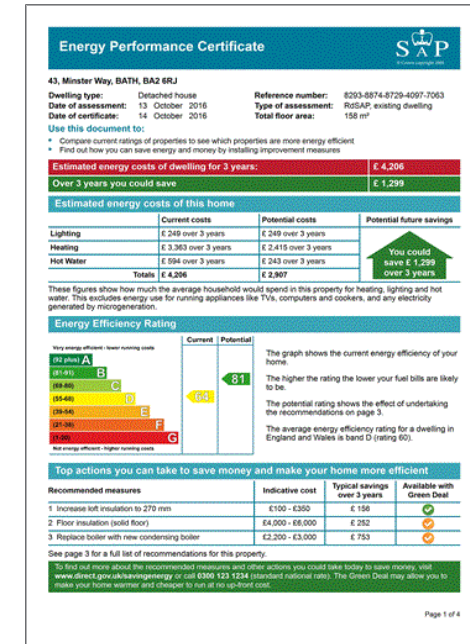
Minster Way, Bath, BA2

APPROX. GROSS INTERNAL FLOOR AREA 1700 SQ FT 157.9 SQ METRES

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 itemised with these particulars.

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