



CAVENDISH CRESCENT, BATH, BA1

£10,000 per month*

Carter Jonas

CAVENDISH CRESCENT, BATH, SOMERSET, BA1 2UG

- Kitchen
- Dining Room
- Drawing Room
- Withdrawing Room
- Master Bedroom suite
- 4 further bedrooms
- 3 further bathrooms

LOCATION

Cavendish Crescent is a stunning Georgian crescent built in the early 19th century to a design by the architect John Pinch the elder. With only 11 houses, it is the shortest of the seven Georgian crescents in Bath. It is often considered the "hidden gem" of the Bath Crescents as it is tucked away just off Cavendish Road, has the most amazing views across the Approach Golf Course and has the benefit of an extremely peaceful location. It is most unusual to be able to offer such a prime example of Listed Georgian splendour on the rentals market and therefore we are extremely proud to be offering this wonderful home to the market.

THE PROPERTY

The accommodation is arranged across 5 floors and the grand hallway leads through to open-plan kitchen/dining room. The kitchen is fully fitted and has appliances of two under counter fridge's and two under counter freezers, two new ovens with induction hob, integrated microwave and dishwasher. The kitchen is open plan through to the dining room. There is also a utility room with washing machine, WC and large cloakroom towards the rear of the hallway and a door to the rear garden. Stairs rise to the first floor where there is a garden room on the mezzanine level giving access to the courtyard and garden beyond. The principal floor has the traditional townhouse footprint of Drawing Room with three floor to ceiling sash windows with double wedding doors to Withdrawing Room. There are fabulous south and west facing views from this floor and light floods in. The second floor is home to the Master Bedroom suite, again with wonderful views and an en-suite bathroom with bath and separate shower. There is a further double bedroom on this floor. The top floor offers two further double

A prime Georgian Townhouse situated on Cavendish Crescent, with almost 6000 sq.ft of accommodation, terraced private rear garden, marvellous views and a pretty residents' only garden to the front of the Crescent.



bedrooms, one large single bedroom, a further bathroom and two shower rooms. There is also a storage cupboard on the mezzanine level between the second and third floors. The lower ground floor offers two further rooms, a further bathroom and door to the lower courtyard. The terraced rear garden is approached via the ground floor and the garden room on the mezzanine level and the garden is terraced and offers various places for alfresco dining. All residents of Cavendish Crescent have access to the pretty communal garden opposite the properties. With almost 6000 sq.ft of accommodation, this really is a most wonderful prime city home. Offered unfurnished and available from 1 July 2023. Council tax band H. EPC Band C. First week's rent (holding deposit) - £2307 to be deducted from first month's rent. Five weeks' rent - £11535 Six weeks' rent (NHA) tenancy - £13842

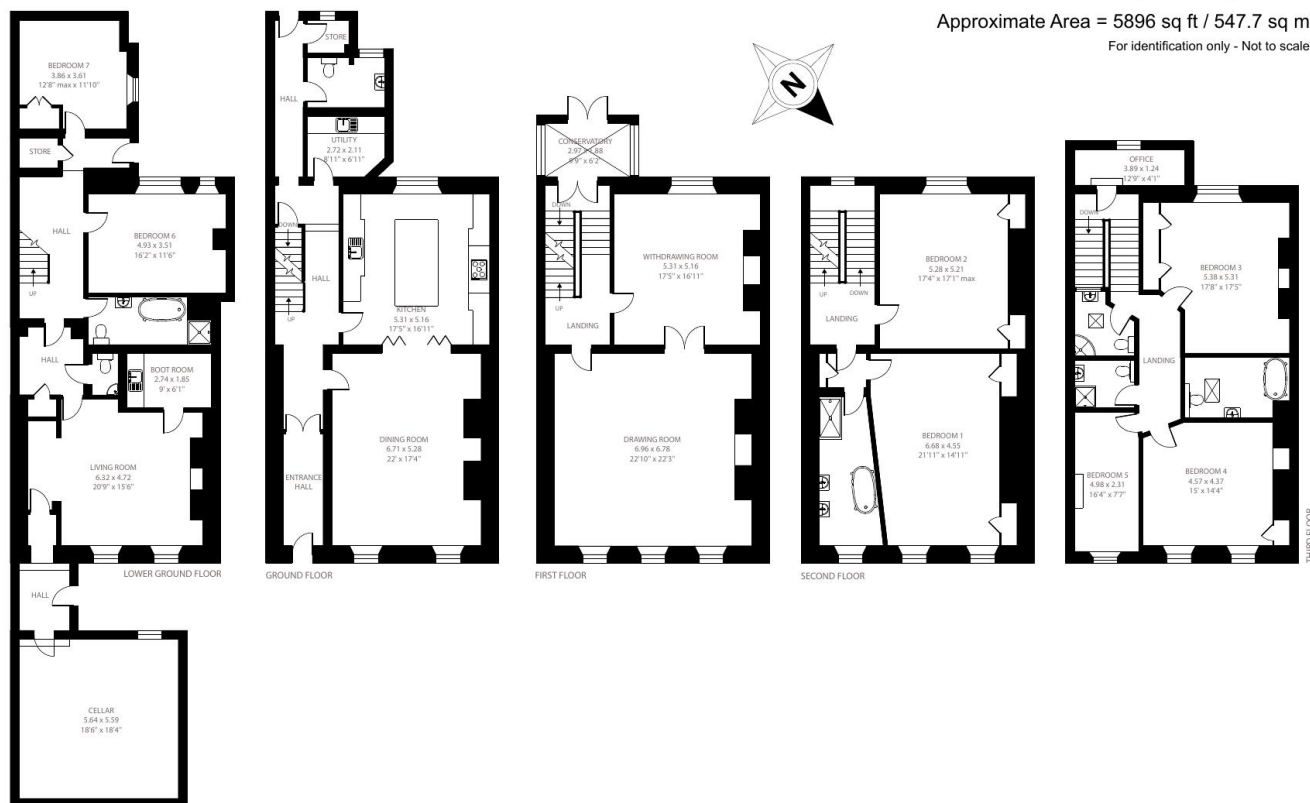
| ADDITIONAL INFORMATION | |
|------------------------|---|
| Offers | Available for a minimum term of 12 months longer terms will be considered |
| Viewing | Strictly by appointment |
| Local Authority | - Council Tax Band H |
| Directions | |



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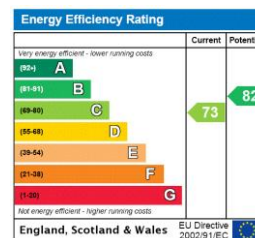
Approximate Area = 5896 sq ft / 547.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1000087



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Classification L2 - Business Data

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