



EVELEIGH AVENUE, BATH, BA1 7DH

£2,950 per month*

Carter Jonas

A wonderful modern 4 bedroom, 3 bathroom Townhouse just to the east of Bath City Centre in Batheaston.

- Sitting Room
- Kitchen/Dining/Living Room
- Cloakroom
- Master Bedroom with en suite bathroom
- Further bedroom with en suite shower room
- 2 further bedrooms
- Utility Room
- Rear courtyard garden
- Parking space

THE PROPERTY

A modern, immaculate terraced townhouse arranged over 3 floors just to the east of Bath City Centre. Approached via a private, leafy road, the property offers extremely family friendly accommodation. Upon entering, the hallway leads to the Sitting Room on the ground floor, with double aspect, a cloakroom and a Master Bedroom with en suite bathroom. Stairs go down to the garden level where there is a most wonderful open-plan newly fitted Kitchen/Living Room/Dining Room with integrated appliances in the kitchen. Double doors lead out onto rear courtyard garden. On the first floor are 3 further bedrooms, one having en suite shower room and a further family bathroom. Externally, and accessed from the open plan kitchen/dining/living room, is an enclosed courtyard garden. The property also benefits from one off-street parking space but the street is not subject to permit parking so you can park to the front of the house on the road too.

The property is situated some 4 miles to the east of Bath City Centre and offers great access to Junction 18 of the M4 via the A46, in addition to being just 10 minutes short drive from Bath city centre and with Corsham, Box and Chippenham to the east. The very popular primary school, at Bathampton, is half a mile away and there is also a good primary school at Batheaston. This really is a lovely family home on the outskirts of the city.

Available for an initial 12 month tenancy.

EPC Rating C. Council Tax Band G (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water.



Parking: On street non permit parking and an off street parking space at the rear.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2950 per calendar month: Holding deposit of 1 week's rent £680.76 Security deposit of 5 weeks rent £3,403.84

Available from 12th July 2024. Council Tax Band G. EPC Band C.

OUTSIDE

Enclosed rear courtyard garden.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band G
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Directions	
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28 Everleigh Avenue

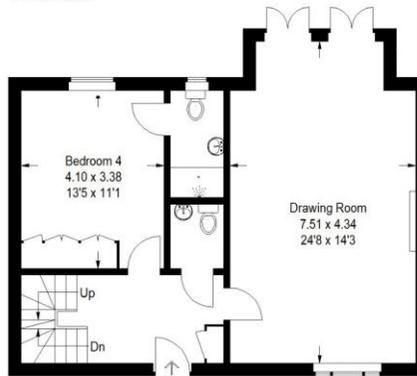
Approximate Gross Internal Area
184.3 sq m / 1984 sq ft



First Floor



Garden Level



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID642347)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	88
		EU Directive 2002/91/EC	

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



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Classification L2 - Business Data

IMPORTANT INFORMATION

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