



## Englishcombe Village, Bath, BA2 9DU

£1,850 Per Month



Welcome to Rose Cottage, a charming property nestled in the picturesque Englishcombe Village near Bath.

This delightful cottage boasts a cosy lounge complete with a traditional log burner.

The kitchen/diner is to the rear of the property with fantastic views across the fields. There are plenty of wall & base units and is provided with all integrated appliances including: Electric double oven, electric hob, washing machine, dishwasher, undercounter fridge and freezer.

There are three good sized bedrooms on the second floor with a family bathroom with shower over the bath.

The property would suit a professional couple or small family

Sorry no pets.



## Porch

Wooden front door, tiled flooring & glass door leading to the lounge.

## Lounge 20'11" x 13'1" (6.4 x 4.0)

Front & rear aspect windows, carpet flooring, Inglenook fireplace with woodburning stove, radiator, glass door leading to first floor and door leading into kitchen/diner.

## Kitchen/Diner 14'1" x 9'6" (4.3 x 2.9)

Rear aspect window, tiled flooring, wall & base units, integrated appliances including electric double oven, electric hob, washing machine, dishwasher, undercounter fridge & freezer and understairs storage cupboard.

## FIRST FLOOR

## Bedroom 1 13'9" x 8'10" (4.2 x 2.7)

Front & rear aspect windows, carpet flooring, built-in wardrobes & radiator.

## Bedroom 2 8'2" x 10'2" (2.5 x 3.1)

Front aspect window, carpet flooring & radiator

## Bedroom 3 6'10" x 9'10" (2.1 x 3.0)

Rear aspect window, carpet flooring & radiator

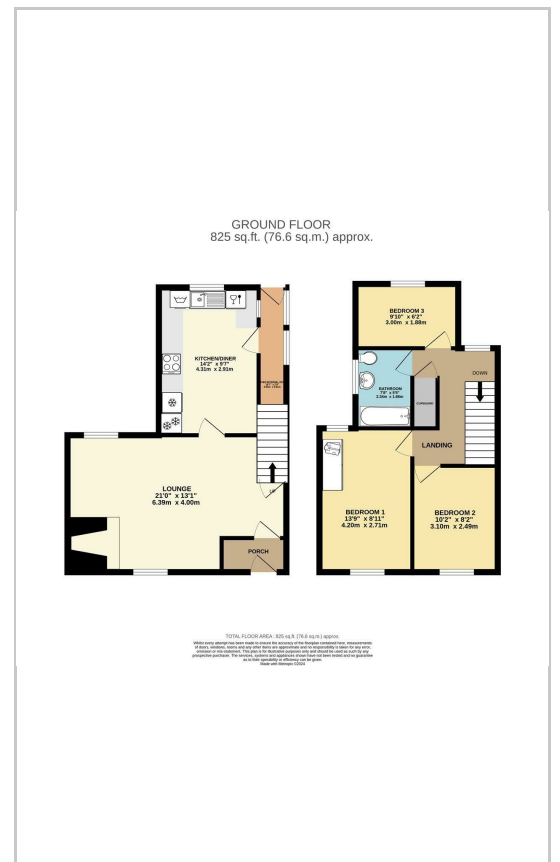
## Bathroom 5'2" x 6'6" (1.6 x 2.0)

Side aspect privacy window, vinyl flooring, tiled walls, 3 piece suite, electric shower over the bath & electric towel radiator

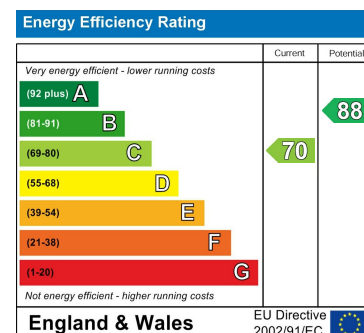
## Area Map



## Floor Plans



## Energy Efficiency Graph



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