



ASPIRE

— TO MOVE —



Eastbourne Avenue, Bath, BA1

Video and physical viewings available. Stylish three bedroom terraced house located on Eastbourne Avenue, Bath. The property offers a south facing rear garden, parking space and plenty of downstairs living space. Available from June, offered unfurnished.

Eastbourne Avenue is located to the North East side of Bath and provides great access back into Bath city centre which is 0.9 miles away. The popular area of Larkhall is 0.4 miles away and has an array of shops including a butchers, co-op, farm shop, deli, café and much more! There are plenty of lovely walks in the area with the Kennett and Avon canal just over 0.5 miles away. St Marks secondary school is 0.3 miles away and St Saviours junior school 0.4 miles away.

£2,500 PCM

Eastbourne Avenue, Bath, BA1

- Stylish family home
- Available from June
- Video viewing available
- Holding deposit: £576
- Allocated parking space
- Open plan living space
- Pets considered at landlords discretion
- Rear garden
- Council tax D
- Initial 12 month contract

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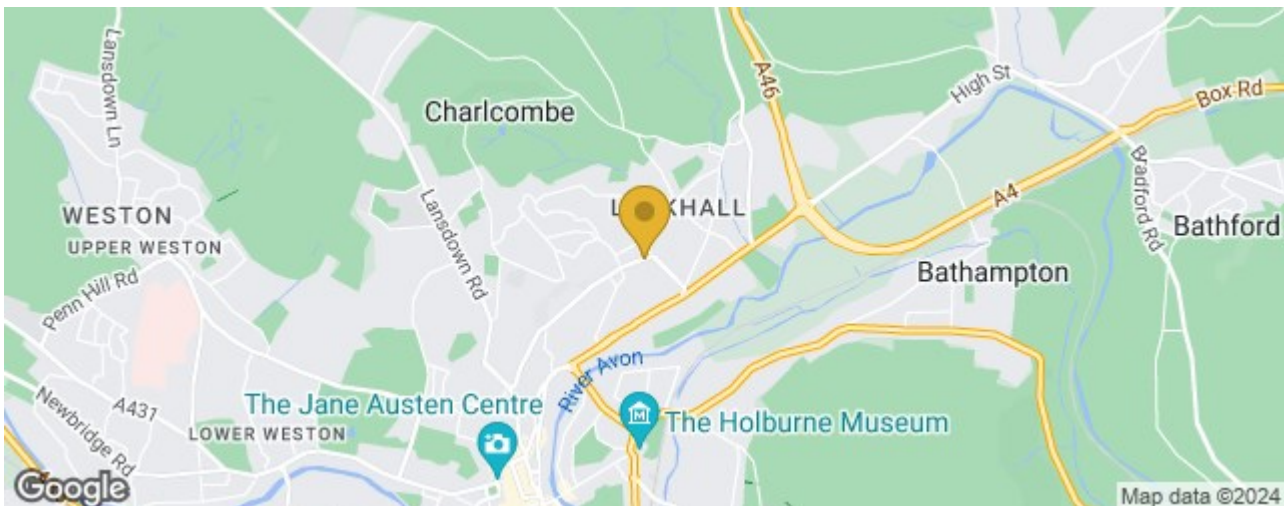
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On the ground floor the property has extensive living space. The open plan kitchen is located to the rear and has base and wall units, cooker, gas hob, fridge/freezer and dishwasher. There is a reception/open plan dining area which provides access to the garden via French doors. The utility is bright and well equipped with storage cupboards, washing machine and dryer. The living dining room is open plan and features lots of storage/shelves, bay window and a feature fireplace. There is also a downstairs WC and under stair cupboard which can fit a pram.

Upstairs there are three bedrooms. The master bedroom is located at the front of the house and has two built in wardrobes. Bedroom two is a good sized double, also with built in wardrobes. Bedroom three is located to the rear and would best be used as a child's bedroom or study. The bathroom has shower over bath, WC and sink.

To the rear there is a pleasant south facing rear garden which has grass, a small patio and a place to grow vegetables. From the garden you can access the rear parking space which is also accessible from Clarmont Road.

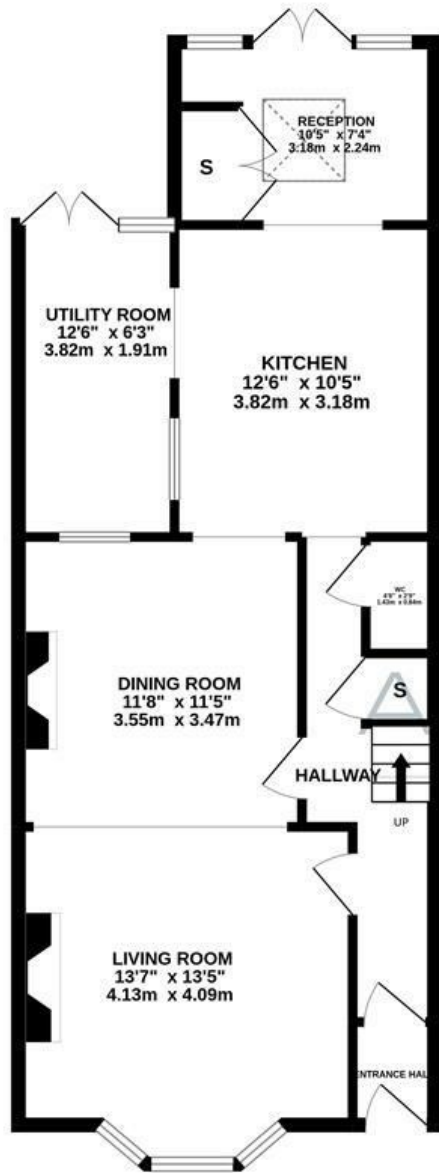
Council tax band D: £2107.05



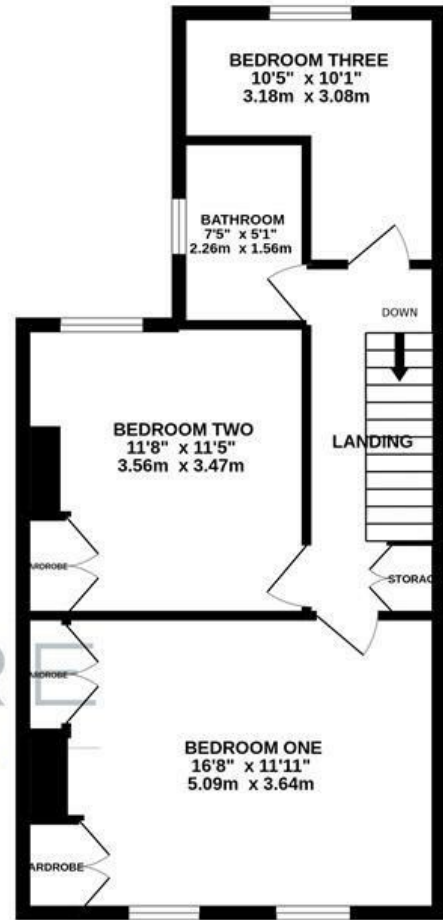


Floor Plan

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



EASTBOURNE AVENUE, BATH, BA1

TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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