



# ASPIRE

— TO MOVE —



## Warminster Road, Bath, BA2

Three bedroom detached student property available on Warminster Road, Bath. Features include driveway parking, rear garden and lovely views. The property is offered furnished and available from the 1st August for a 11 month tenancy.

Warminster Road is located to the east of Bath city centre. The property is located 1.5 miles from Great Pulteney Street. There is a bus stop 0.1 miles away, and there is a riverside pub 0.8 miles away. The popular village of Bathampton has plenty to offer including a small high street of shops including a SPAR, cafe and Pharmacy. Bathampton Primary school is also very popular and has been rated as outstanding by Ofsted.

**£2,250 PCM**

# Warminster Road, Bath, BA2

- Three bedroom detached house
- Driveway parking
- Three students
- Holding deposit £519
- Stunning views
- Rear garden
- 11 months tenancy
- Furnished
- Available 1st August
- Council tax band D if applicable

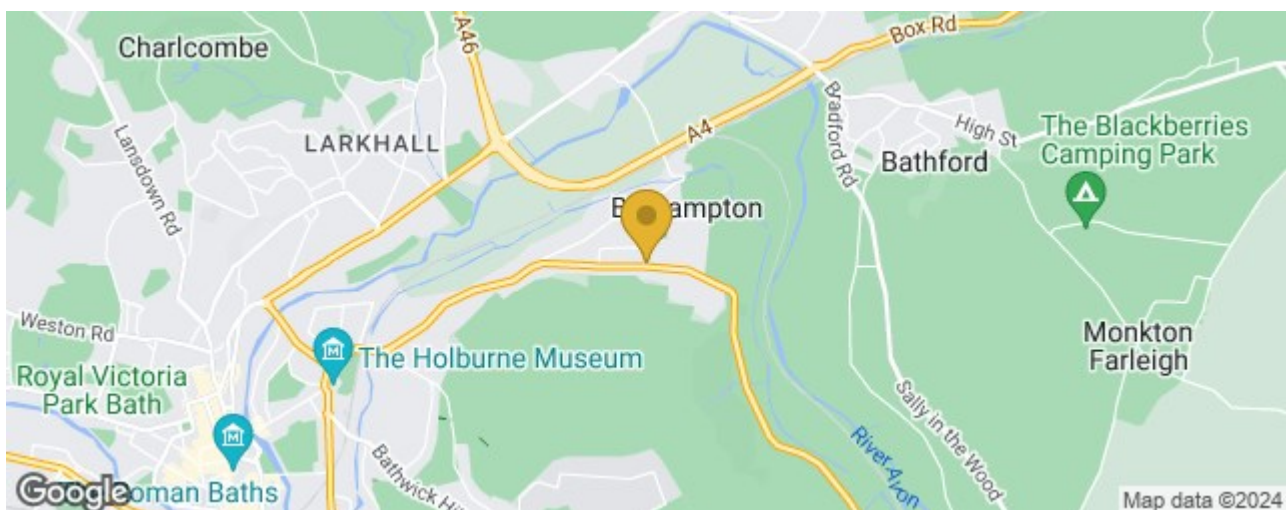
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The property is detached and benefits from driveway parking to the front. Downstairs there is a kitchen/dining room with base and wall units, and integrated appliances. There is a raised decking area located off the kitchen which has steps leading down to the rear garden. To the front of the property there is the first bedroom with double bed, wardrobe, chest of drawers, desk and chair. Also downstairs is a cloakroom toilet.

Upstairs there are two further bedrooms and a study. Bedroom two benefits from having an en-suite shower room and small dressing room. The third bedroom is a good sized double and is located to the rear of the property. Also upstairs is a bathroom with shower over bath, WC and sink.

The property is offered furnished and would be best suited to three students. Available from the 1st August for a 11 month tenancy.

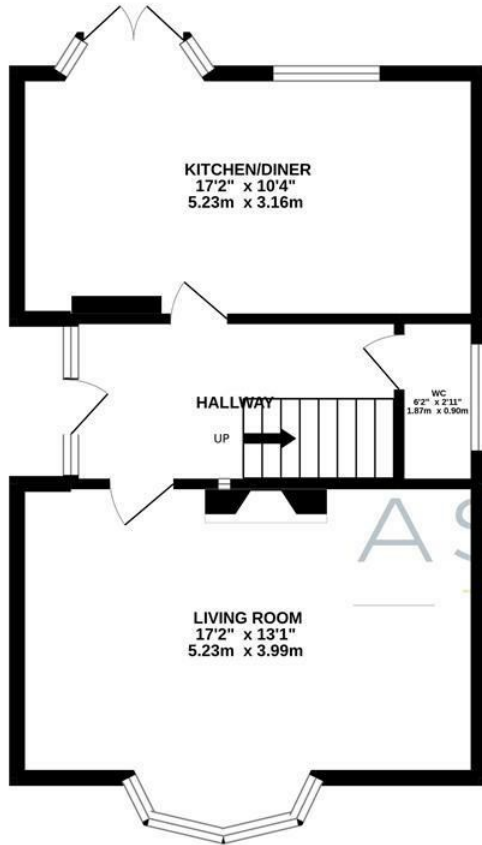




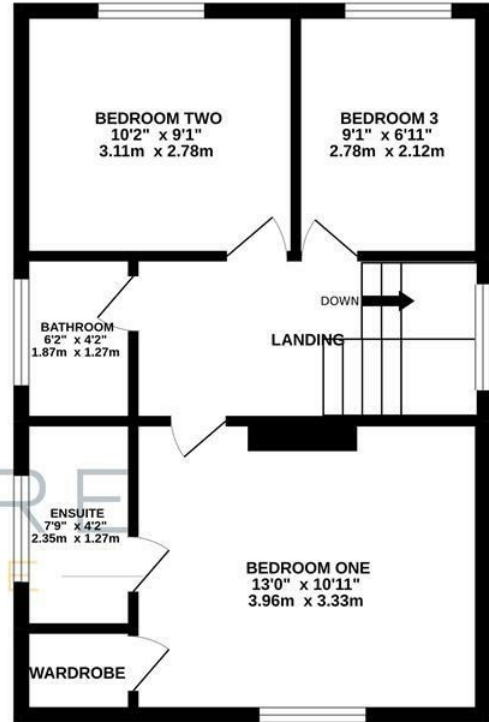


# Floor Plan

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



WARMINSTER ROAD, BATHAMPTON, BA2

TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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