



# ASPIRE

— TO MOVE —



## Eagle Road, Batheaston, Bath, BA1

Four bedroom, semi-detached family home, located in Batheaston. The property is offered unfurnished and available from the 7th August 2024.

Northend, situated off the larger village of Batheaston, is a quintessential English style village with an ancient church, village pub and a well-regarded primary school. Batheaston has a wide variety of amenities including a post office, small supermarket and a chemist. There is excellent access to the M4 Junction 18 and a regular bus service to the centre of Bath. The city provides an array of cultural and leisure amenities including excellent schools, a fine selection of shops, the Theatre Royal and some stylish restaurants and wine bars. Bath Spa Railway Station links to London Paddington approximately 90 minutes.

**£1,975 PCM**

# Eagle Road, Batheaston, Bath, BA1

- Four bedroom house
- Northend
- Council tax band E
- Holding deposit: £455
- Garden with garden room
- Fantastic location
- 12 month contract
- Driveway parking
- Access to local amenities in Batheaston
- Available 7th August

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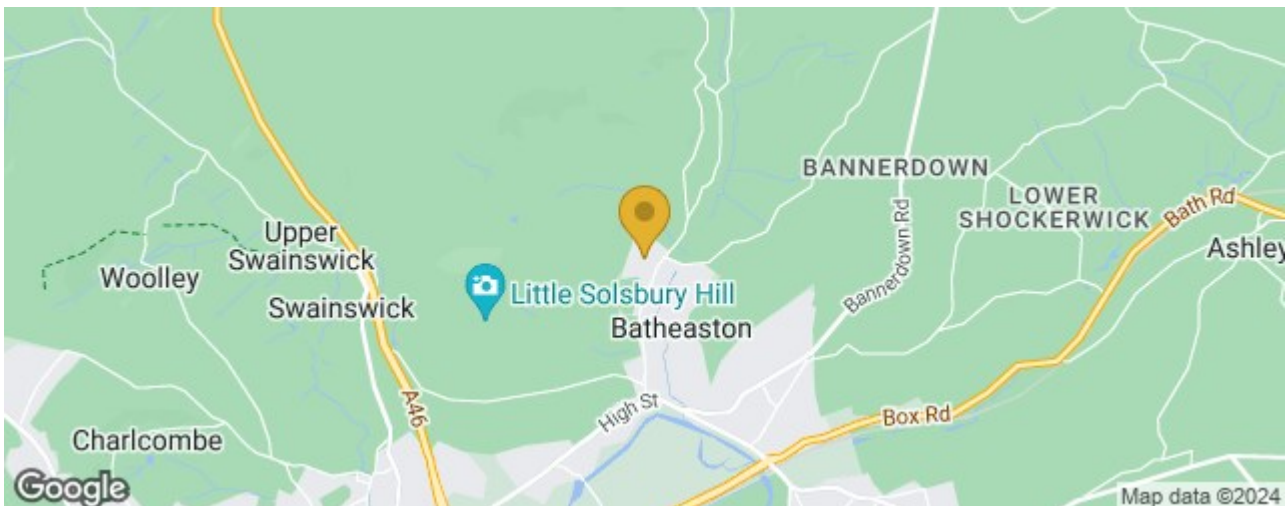
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Downstairs and to the rear is the kitchen, which has base and wall units, cooker, gas hob and freestanding freezer and dishwasher. The living, dining room is open plan and has plenty of space for sofa's, coffee table and dining table with chairs. There is a utility room which has space for a washing machine and fridge/freezer. Also downstairs, is a secondary reception located to the front of the house which could be used as a study or children's playroom. There is also downstairs WC. Upstairs there are four bedrooms and a family bathroom. The bathroom has shower over bath, WC and sink.

The garden is located to the rear and benefits from having an outbuilding which does have electric, this could be used as an office. There is driveway parking to the front for one car.

The property is available from the 7th August 2024, offered unfurnished and would best suit a family.

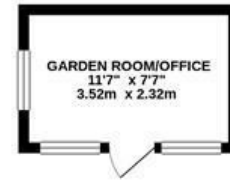
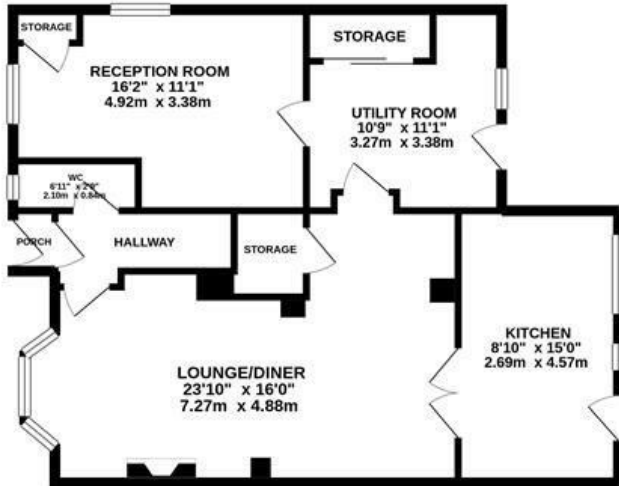
Council tax band E: £2,700.10



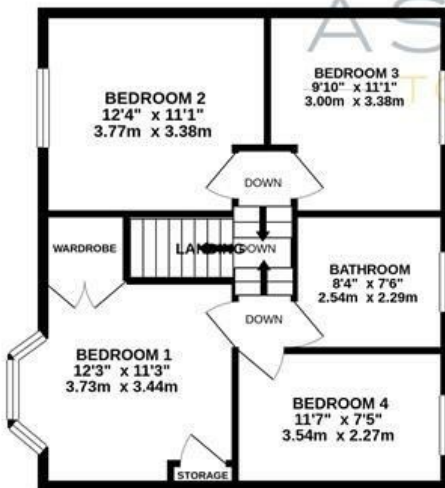


# Floor Plan

GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



EAGLE ROAD, NORTHEND, BA1

TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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 is given as to their operability or efficiency can be given.  
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