



# ASPIRE

— TO MOVE —



## Church Lane, Limpley Stoke, BA2

Video and physical viewings available. One bedroom Annexe, located on the grounds of the landlord property located on Church Lane, Limpley Stoke. The property is offered fully furnished, has parking and access to outside space. Available now.

Limpley Stoke is a picturesque village to the south of Bath between Freshford and Winsley within a conservation area. Ideally placed for both the River Avon and the Kennet and Avon Canal which run through the village, as well as the Georgian city of Bath to the north. There is a train station in Freshford, approximately 0.8 miles away.

**£1,195 PCM**

# Church Lane, Limpley Stoke, BA2

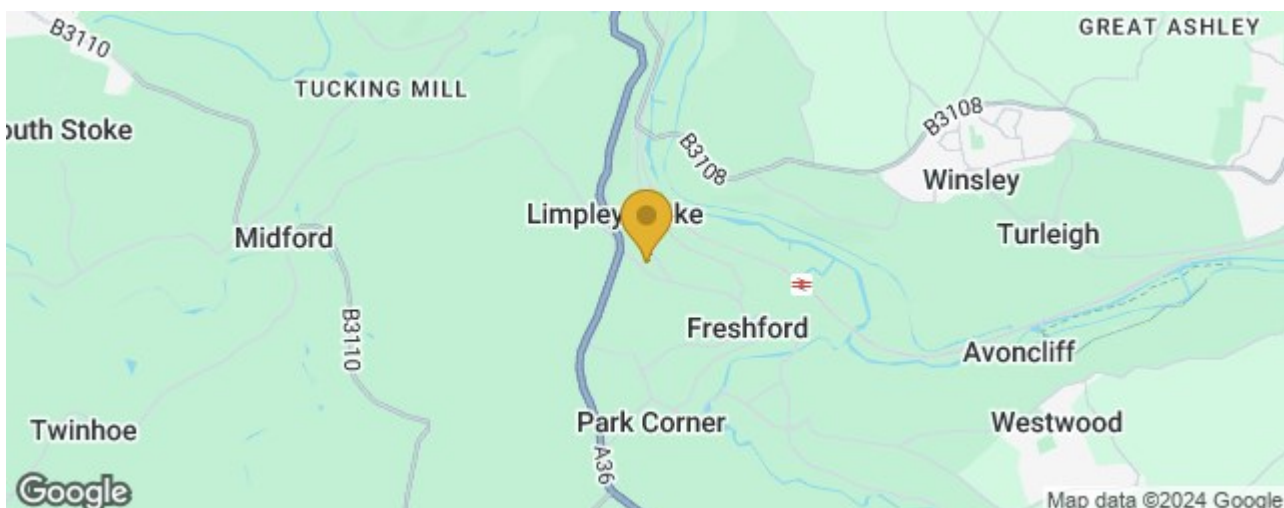
- Video viewing available
- Parking
- Holding deposit: £275
- One bedroom Annexe
- Outside space
- Gas, electric, water, wifi charged additionally at £300 per month
- Fully furnished
- Available now

Video and physical viewings available. One bedroom Annexe, located on the grounds of the landlord property located on Church Lane, Limpley Stoke. The property is offered fully furnished, has parking and access to outside space. Available now.

Limpley Stoke is a picturesque village to the south of Bath between Freshford and Winsley within a conservation area. Ideally placed for both the River Avon and the Kennet and Avon Canal which run through the village, as well as the Georgian city of Bath to the north. There is a train station in Freshford, approximately 0.8 miles away.

The property forms part of the landlords dwelling as an annexe and shares a driveway among other external facilities. The Annexe has it's own entrance with stairs leading up to a landing/utility area with washing machine. The living room is a beautiful bright and open room with sofa, armchairs, side tables, tv unit, lamps, desk, chair and dining table with chairs. The kitchen has base units, hob, microwave oven, fridge with freezer box, toaster, and kettle. The bedroom comes with super king sized bed, mattress, two bedside tables and chest of drawers. The shower room has shower cubicle, WC and sink. There is a storage cupboard and a separate room that could be used as a dressing room or storage.

There is a parking area for one or two cars and an area of outside space that the landlord has allocated to the Annexe. Please note the landlord will be including the cost of gas, electric, water, wifi and council tax for an additional charge of £300 per month. The contract will also be a resident landlord contract.

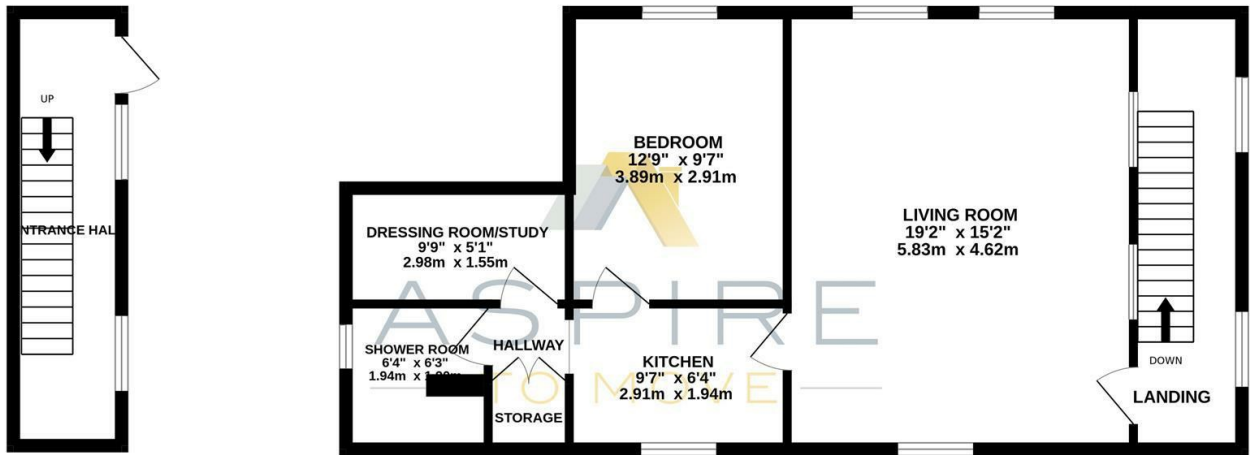




# Floor Plan

GROUND FLOOR  
90 sq.ft. (8.4 sq.m.) approx.

FIRST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



CHURCH LANE, LIMPLEY STOKE, BATH, BA2

TOTAL FLOOR AREA : 764 sq.ft. (71.0 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 as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

