



ASPIRE

— TO MOVE —



College Road, Bath, BA1

A semi-detached character property with spacious accommodation occupying the ground, first and second floors with wonderful views across the city.

College Road is ideally positioned between town and country, with easy access to the Georgian city of Bath as well as rural walks and neighbouring countryside. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There are excellent schools in both the state and private sector with Kingswood, The Royal High and St Stephen's Primary School all within close proximity. Bath benefits from a mainline rail link to London Paddington (journey time approx. 75 mins) and Bristol Temple Meads (journey time approx. 15 mins). Junction 18 of the M4 is approximately 11 miles north.

£6,000 PCM

College Road, Bath, BA1

- 5 bedroom property
- Maintained garden
- Off street parking for 2 cars
- Period features
- Unfurnished
- Available December 2025.
- Council tax band - F - £3,198.78
- Holding deposit - one weeks worth of rent - £1,384.00

A semi-detached character property with spacious accommodation occupying the ground, first and second floors with wonderful views across the city. Located in the sought after area of Lansdown the property is accessed via a driveway at the end of which offers ample parking for two cars.

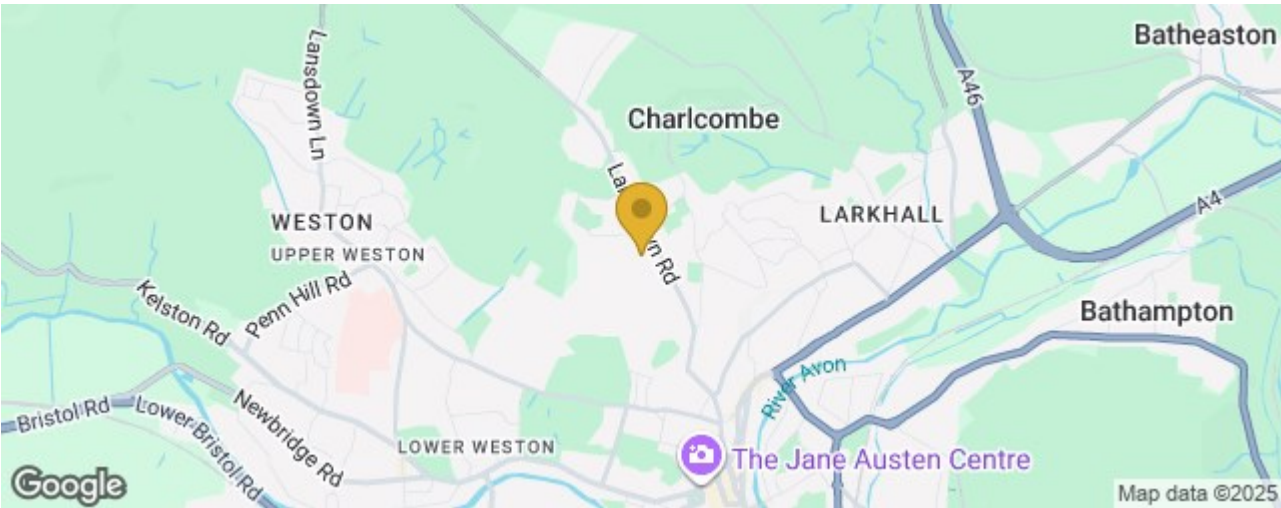
Retaining much of its period charm the unfurnished accommodation offers an entrance lobby and reception hall, spacious drawing room with floor to ceiling sash windows overlooking the front gardens and a working fireplace, beautifully crafted kitchen breakfast room with plenty of natural light, focal AGA, integral appliances and a wide range of base, drawer and wall units, dining room with views over the gardens, mezzanine utility, cloakroom, five bedrooms all of a good size and well appointed with the first floor principal bedroom boasting an ensuite bathroom, two further double bedrooms sharing a family bathroom, second floor double bedroom with ensuite shower room and an additional double bedroom and dressing room.

The property benefits from a double garage which you are able to park in front of. There is ample parking for two cars and the garage can be used partly for storage.

Benefits include gas central heating, quality hardwood finishes throughout, a private enclosed garden to the rear and further gardens for use at the front of the property (shared with the garden apartment). Regular gardening is included within the rental figure. Situated in a highly sought after residential location and within a short walk from several superb local schools this is an ideal home for a family/professional couple.

Council Tax Band - F - £3,198.78 annually

- * Photos taken when the property was empty and by owners.
- * 6 week deposit required as rent exceeds £50,000 annually.





Floor Plan



ASPIRE
TOMOVE

COLLEGE ROAD, BATH, BA1

TOTAL FLOOR AREA : 2731 sq.ft. (253.7 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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