



ASPIRE

— TO MOVE —



Pulteney Gardens, Bath, BA2

Video and physical viewings available. Recently refurbished eight bedroom student property available 12th August 2025 on a 12 month tenancy.

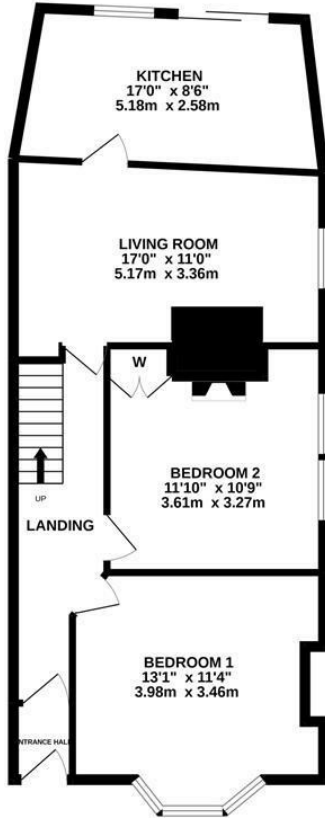
Pulteney Gardens is situated on Pulteney Road in the sought-after area of Widcombe. The house is within a short level walk of the city centre, Bath Spa Train station and the numerous amenities on Widcombe High Street which include various shops, delis, cafes, general store, hairdresser, doctors surgery, dentist and pubs and restaurants.

- Eight bedroom student property
- All double bedrooms
- Three en-suite bedrooms
- Available 12th August 2025
- 12 months tenancy
- Video viewing available
- 6 week deposit payable
- Holding deposit: £1384

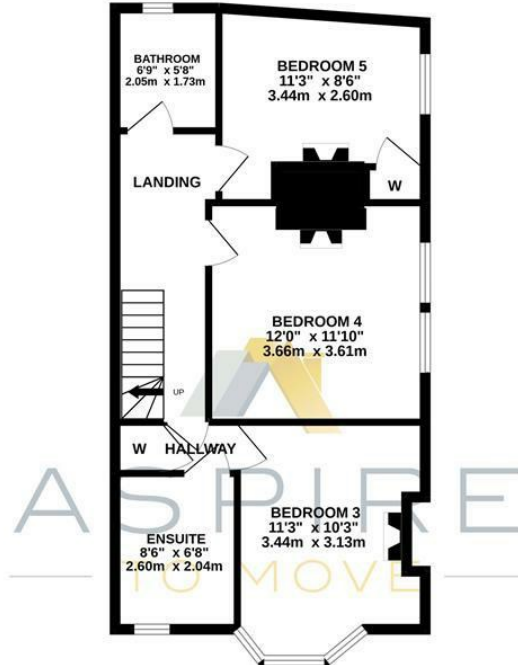
£6,000 PCM

Floor Plans

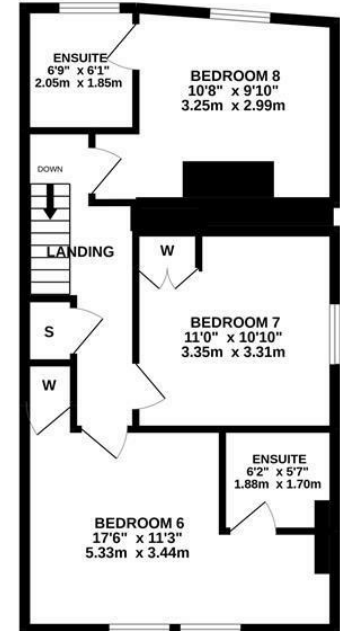
GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



PULTENEY GARDENS, BATH, BA2

TOTAL FLOOR AREA : 1780 sq.ft. (165.3 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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Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		56	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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.