



ASPIRE

— TO MOVE —



Down Avenue, Bath, BA2

The property is situated in Combe Down and close to local amenities, schooling and childcare, dentists, pharmacies and doctors surgery. Close by are further shops in Foxhill consisting of a bakery, post office and Co-op mini-market. Locally a Tesco Express with petrol station and a large Sainsburys supermarket can also be found. Every level of schooling is offered in the local vicinity with three nurseries, Academy primary school, Ralph Allen senior school and two independent schools in Prior Park, Monkton Combe, both within walking distance of the property. Also on the doorstep is Mulberry Park a new development one of Bath's finest, new residential communities. With a new primary school, children's nursery, community hub cafe and state-of-the-art leisure facilities, Mulberry Park will also provide Bath's first new park for 100 years, creating a green space that will be enjoyed by future generations. The local bus service is in close proximity providing regular services into the city. For the walkers among you Bath Spa station is a shade over 1.5 mile from the property and you are also surrounded by a plethora of countryside walks with the famous Bath Skyline walk being close by too.

£1,800 Per month

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- Family home, three bedrooms
- Gas central heating
- Close to a variety of schools and amenities
- Separate utility room
- Log burner
- Available August 2024
- Holding deposit - £392
- Council Tax Band - B

An immaculately presented three bedroom family home, situated on the south side of Bath and close to a variety of schools and amenities. Unfurnished and available in August 2024.

You enter the property into a very spacious and light hallway complete with useful built-in storage cupboards and a fitted bench seat. From here is access to the living, kitchen and utility room and stairs to the first floor. The living room is a light room with dual aspect windows, a log burner, built in alcove shelving and engineered oak flooring. The kitchen is fitted with modern wall and base units, a freestanding Stoves electric oven, dishwasher, and fridge/freezer. You will find plenty of additional storage space with the built-in cupboard and under-stairs storage cupboard. Next to the kitchen is a spacious separate utility room with fitted cupboards, ceramic butler sink, part glazed stable style door providing access to the front of the property and separate washing machine and dryer. On the first floor are two doubles and a single bedroom. The main bedroom comes with freestanding wardrobes and the other bedrooms both have built in cupboards. The family bathroom has a shower over the bath and there is a separate WC. Externally the rear garden is low maintenance, laid to lawn with a patio area and a good size garden shed with log storage. There is a gate at the rear with access to a pathway leading to the front of the property. The front garden is also low maintenance and fully shingled.

The property is best suited to a family, professional couple or single person.





