

Wrights



170 Haycombe Drive
Bath BA2 1PP

Monthly Rental Of £1,475



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Two bedroom semi detached property

Double glazing

Conservatory

Spacious gardens

Gas central heating

On road parking

Two double bedrooms

Unfurnished

Wrights Residential are delighted to bring to the market this spacious two bedroom semi detached property. The property offers features including gas central heating, PVCu double glazing, a spacious lounge and kitchen, conservatory, two double bedrooms, first floor bathroom, private enclosed gardens and on road parking (non allocated). Available from early June, unfurnished. Pets considered.

Situation

The property is situated within an established residential area on the outskirts of Bath. Local shops and amenities are within easy reach and the property is also conveniently on the main bus route to the city centre.

The property comprises

Ground Floor

Porch

With PVCu double glazed front door and PVCu double glazed window to the front and side.

Entrance Hall

With wood effect vinyl flooring, double panel radiator, shelving unit and stairs to first floor with storage cupboard under.

Kitchen 9' 5" x 7' 11" (2.88m x 2.41m) max

With ceramic tiled flooring, double panel radiator, a range of eye level and base units, rolled work tops, sink/drain, integrated oven, microwave, freestanding fridge/freezer, space for washing machine and tumble dryer, PVCu double glazed windows to the front and side and PVCu double glazed door opening into...

Conservatory 13' 1" x 6' 9" (3.99m x 2.05m)

With wood laminate flooring and PVCu double glazed window to the side and rear.

Lounge 16' 1" x 11' 1" (4.90m x 3.37m)

With double panel radiator, television point, telephone point, inset ceiling spotlights, feature fireplace and PVCu double glazed french doors leading to the garden.

First Floor

Landing

With loft hatch.

Bedroom 1 12' 10" x 11' 1" (3.92m x 3.37m)

With double panel radiator, linen cupboard and PVCu double glazed window to the rear.

Bedroom 2 9' 5" x 10' 0" (2.87m x 3.06m)

With double panel radiator, boiler cupboard and PVCu double glazed window to the side.

Bathroom 9' 3" x 7' 7" (2.82m x 2.30m) max

With wood effect vinyl flooring, double panel radiator, white suite comprising bath with mains shower over, W.C, pedestal hand basin and obscured PVCu double glazed window to the front.

Externally

To the front

The property is set back from the road with a spacious area laid to lawn, enclosed by fencing and hedging and with a path to the front door.

To the rear and side

The generous enclosed garden comprises patio seating area and a spacious area laid to lawn with rotary washing line and garden shed.

Council tax

The property is currently in council tax band B.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

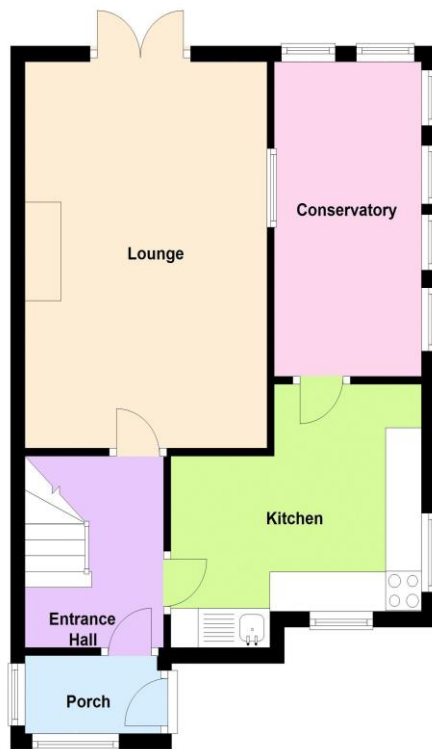
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor



First Floor

