



1 Winsbury Barns Bath Road
Bath BA2 9DQ

Monthly Rental Of £1,850



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Stunning three double bedroom semi detached house

Allocated parking for two vehicles

Large open plan kitchen/living area

Downstairs wet room

Beautiful views across the open countryside

Two garden areas

Utility room

En-suite to master bedroom

This stunning three double bedroom semi detached character property is situated within the desirable village of Marksbury and offers stunning views across the open countryside. Features include a fantastic open plan kitchen/living area, utility room, downstairs wet room and en-suite to master bedroom., allocated parking for two vehicles and two low maintenance garden areas. Available from early January, unfurnished.

The property comprises

Ground Floor

Open plan kitchen/living area 22' 10" x 19' 8"
(6.95m x 6.00m)

With tiled flooring with underfloor heating, a range of base units with granite worktops and upstands, integrated double oven and five ring ceramic hob, integrated dishwasher, freestanding American style fridge freezer, double Belfast sink unit, stairs to the first floor with storage cupboard under, double glazed windows to the side offering stunning views, velux window and bifold doors to the front.

Utility Room 6' 5" x 7' 5" (1.95m x 2.27m)

With tiled flooring with under floor heating, a range of eye level and base units, granite worktops with upstands, space for washing machine, inset ceiling spotlights and double glazed windows to the side.

Hall

With tiled flooring, double panel radiator and inset ceiling spotlights.

Wet Room

With tiled flooring, white suite comprising close coupled w.c and hand basin with vanity unit, large walk in shower enclosure with rainfall shower, heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2 16' 3" x 9' 10" (4.96m x 3.00m) max

With wood laminate flooring, large built in wardrobe, double panel radiator, ceiling spotlights, double glazed window to the rear and patio doors to the side.

Bedroom 3 16' 3" x 9' 10" (4.96m x 3.00m) max

With wood laminate flooring, built in wardrobe, boiler cupboard, double panel radiator, ceiling spotlights and double glazed window to the front.

First Floor

Galleried Landing

With wood laminate flooring and large storage cupboard.

Master Bedroom 16' 3" x 19' 10" (4.96m x 6.04m) max

With wood laminate flooring, double panel radiator, built in wardrobe, large storage cupboard, double glazed windows to the front and side and velux windows.

En-suite

With tiled flooring, white suite comprising close coupled w.c and pedestal hand basin, large walk in shower enclosure, heated towel rail, ceiling spotlights and extractor fan.

Externally

The property comes with a low maintenance garden accessed via bifold doors to the living/kitchen area and a separate paved garden to the side offering stunning views of the open country side.

Parking

Allocated parking for two vehicles.

Council tax

The property is in council tax band C.

EPC Rating

The current EPC rating is C (73)

Services

Mains electricity, water and drainage are connected. The property is heated by an oil 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



Ground Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)

