



8A Pulteney Terrace

Bath BA2 4HJ

Monthly Rental Of £1,740



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Three bedroom first floor maisonette

Student property

Two double bedrooms, One single bedroom

Small communal room

Kitchen/Diner

Bathroom

Gas central heating

Double glazing

STUDENT PROPERTY This furnished three bedroom first floor maisonette, situated in Widcombe within walking distance of the City centre. The property offers two double bedrooms and one single bedroom, a communal kitchen/diner and bathroom. Further features include gas central heating and double glazing. 12 month Tenancy commencing August 2026.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

First Floor

Landing

Kitchen/Diner *12' 4" x 9' 10" (3.76m x 2.99m) max*

With a range of eye level and base units, integrated electric oven and gas hob with extractor hood over, fridge/freezer, space for washing machine, sink/drain, radiator and PVCu double glazed window to the rear.

Bedroom 1 *13' 10" x 13' 2" (4.22m x 4.02m) max*

With bed, wardrobe and desk, radiator and two PVCu double glazed windows to the side.

Bedroom 2 *11' 11" x 11' 10" (3.63m x 3.60m)*

With bed, wardrobe and desk, radiator and two PVCu double glazed windows to the front.

Bedroom 3 *11' 10" x 6' 5" (3.60m x 1.96m)*

With bed, radiator and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with shower over, W.C and hand basin, radiator and obscured PVCu double glazed window to the side.

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.

Energy Performance

The current EPC rating is E (48)

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 330Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



Ground Floor



First Floor

