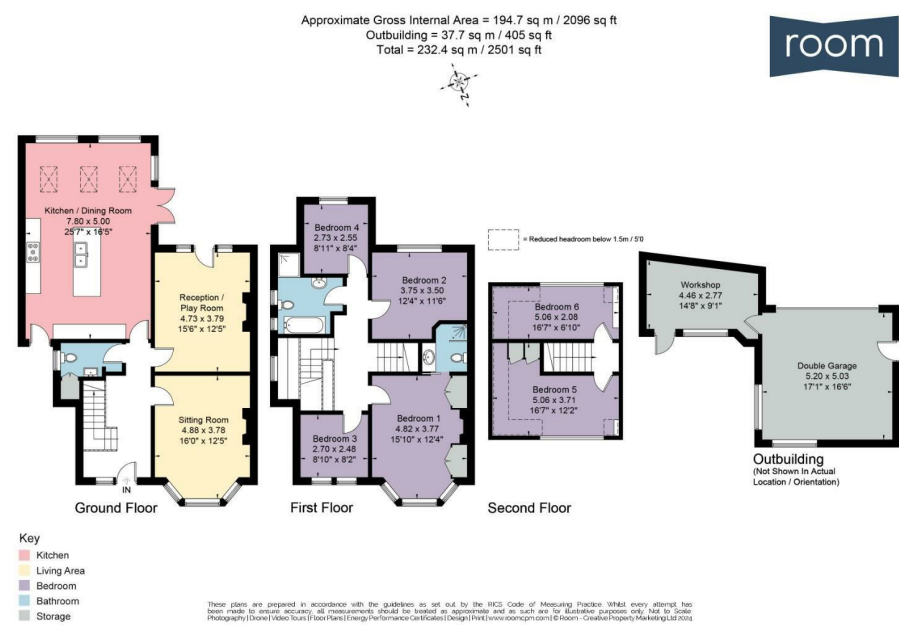
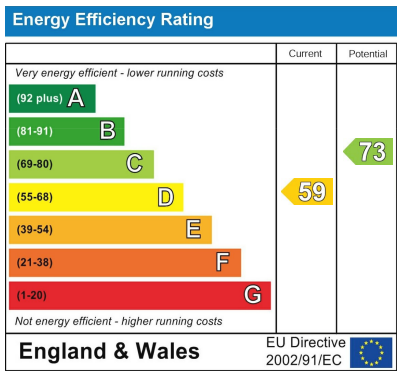


FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End  
London road  
Bath  
BA1 6pt  
T: 01225 48 10 10  
E: happytohelp@zestlovesproperty.com



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

65, Englishcombe Lane, Bath, BA2 2EE  
6 Bedroom House

PCM  
£4,500 PCM

- Short distance from Monkton Prep and Senior, KES and Kingswood
- An exquisite Edwardian family home, finished to an exceptionally high standard
- Large kitchen/diner, living room, playroom/home office, cloakroom
- Impressive views across the city of bath, close to an array of excellent schools
- Council tax band F. EPC rating D
- Available August

DETAILS







Available to let is this beautifully presented Edwardian home, ideally positioned to enjoy panoramic views over the historic city of Bath. Combining period charm with modern living, the property has been extended and thoughtfully updated to offer an abundance of natural light, high ceilings, and original features including decorative coving, picture rails, fireplaces, and leaded stained glass windows.

The heart of the home is a spacious 25ft kitchen/diner, designed with family living in mind. It features ample storage, a central island, and direct access to the garden—perfect for entertaining or enjoying summer meals outdoors. The ground floor also includes a cosy living room with an open fireplace, a versatile playroom/snug/home office, and a convenient cloakroom.

Upstairs, the principal bedroom enjoys far-reaching views across Bath and includes built-in storage and a stylish ensuite. There are three further bedrooms and a well-appointed family bathroom with a separate shower. The top floor offers two additional bedrooms, ideal for guests or as extra workspace.

Externally, the property boasts a landscaped front garden and an off-street parking space. The generous rear garden features a large patio and lawn area, leading to a double garage and workshop—ideal for storage or additional recreational use.

This rare rental opportunity offers a unique blend of character, space, and versatility in one of Bath's most sought-after locations.

Location

Englishcombe Lane is a prestigious road to the Southwest of Bath within two miles of the City Centre with its wide variety of shopping, sporting and cultural facilities. More local amenities are to be found in Oldfield Park and local Sainsbury's Supermarket. Access to the M4 motorway is available at Tormarton (Junction 18), north of Bath within 8 miles. Trains to London Paddington (travel time from 76 minutes) or Bristol Temple Meads (from 10 minutes) are available from Bath Spa Railway Station only 1.5 miles away from the property.

The property also benefits from easy access to a large number of schools, all within a few miles. These include Prior Park, Paragon, The Royal High School for Girls, King Edwards, Beechen Cliff, Monkton Prep and Senior, Kingswood, Widcombe Junior School and Ralph Allen.