



### 35 Marksbury, Bath, BA2 9HR

**£1,850**

Eveleighs are excited to bring to the rental market this stunning period property, perfectly positioned in the wonderful village of Marksbury with the countryside right on your doorstep yet still within a short journey to both Bristol and Bath.

This fantastic cottage is the perfect mix of period features and modern living and offers flexible accommodation. The property has beamed ceilings, wood burning stove and period style doors but also benefits from double glazing, oil fired central heating and gorgeous gardens to the front and rear.

To the front of the property there is a large garage and off street parking for one car.

\*\*\*\*\* SHORT TERM LET (6 MONTHS)  
AVAILABLE \*\*\*\*\*

You enter the property into a wide entrance hall which would make a perfect office or dining space, doors lead to a sitting room with feature beams, wood burning stove and bay window overlooking the pretty front garden.

The kitchen and W.C are located to the rear of the property. The modern kitchen has a range of wall and base units, stainless steel sink unit, built in dishwasher, washer/dryer, electric hob and NEFF double oven, there is a door which leads to the side pedestrian access and a further door leading to a sunny courtyard area and outhouse storage space.

Upstairs you will find two good double bedrooms and a further single and a family bathroom comprising bath with shower over, W.C and wash hand basin. Bedroom two would also suit a further living room or office space as it overlooks the pretty rear garden.

To the top floor there is a further double bedroom with amazing views across the countryside with access to eaves storage.

The front and rear gardens offer an abundance of plants and flowers providing a shower of colour in the spring and summer months and attracting a wealth of wildlife.

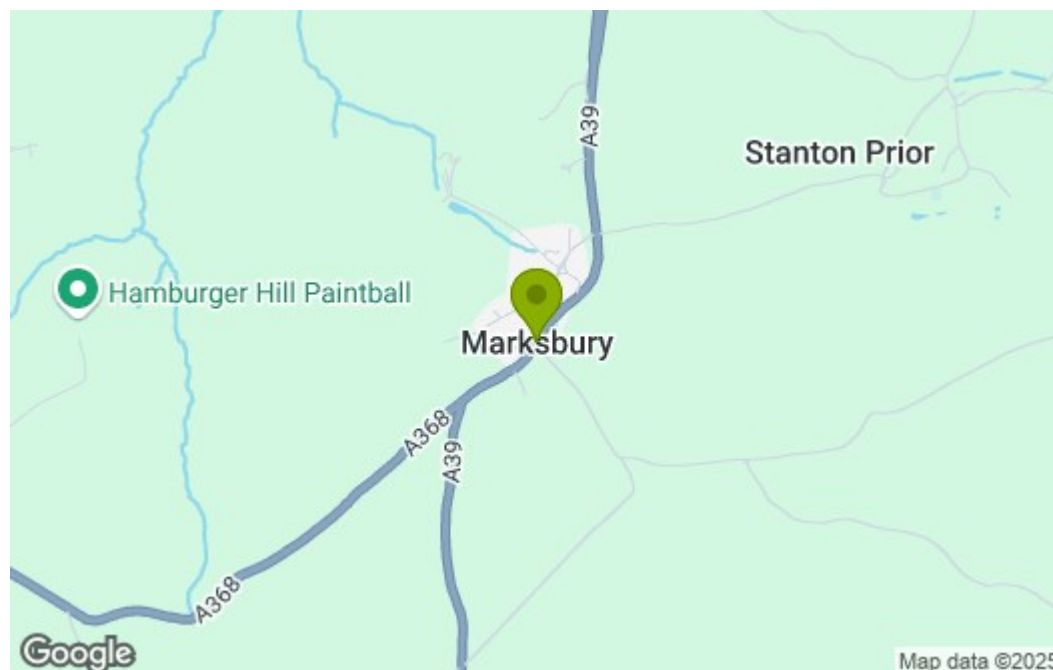
The rear garden has a serene and tranquil feel and is surrounded by shrubbery which offers a great degree of privacy and backs onto open fields. Lawn with flower borders and mature fruit trees make up the majority of the garden so would be a paradise for a keen gardener.



## Floor Plan



## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



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