



BECKFORD DRIVE LANSDOWN BA1
£2,250 PER MONTH AVAILABLE 05/09/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Beckford Drive Lansdown BA1

£2,250 Per Month
Unfurnished

 3 Bedrooms
 2 Bathrooms
 2 Receptions

Features

- Energy efficient property, - Modern newly built family home, - Garage & off street parking, - South easterly facing rear garden, - Two bathrooms, - White Goods & Fitted wardrobes, - Council Tax Band "E"

Council Tax

Council Tax Band E

Hamptons
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Bath, BA1 2NT
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{ DO YOU SEEK A CONTEMPORARY FAMILY HOME THAT TICKS ALL THE BOXES?

The Property

This delightful family home is located on the north of the city within the popular and convenient location of Lansdown. Benefitting from a private south - easterly rear aspect garden with private garage and off street parking. This is a must view property, for those seeking an energy efficient modern family home. The property is well proportioned with a practical layout comprising a welcoming entrance hall with stairs leading to the first floor and a handy cloakroom. The front facing lounge boasts a modern square bay window allowing light to flood into this space. The rear of the property is fitted with a contemporary kitchen diner and double doors provide access directly on to the private south-east facing garden. The first floor you will find a principle bedroom complete with en-suite shower suite & fitted storage a further double room and single room both benefiting from storage, both of which are serviced by the family bathroom complete with shower over the bath. The additional benefit is not only a private garage but off street parking. You may also appreciate the convenient access to the A46 & M4 motorway providing excellent access to Bristol, London & South Gloucestershire. Council Tax Band "E"

Outside

South-easterly rear aspect and lovely private low maintenance garden. Small front garden Private Garage Private off Street Parking

Location

Bath offers incredible architecture throughout the city & World heritage status. Directly on Lansdown Road

you will find a regular bus service that will take you directly to the centre of the city. The city offers an array of leisure, business, sport & shopping facilities together with all year round music & cultural festivals the Theatre Royal is also an ideal place to spend an evening. Bath also is the home of the Bath University & Bath Spa University. Bath Spa railway station provides direct links to London Paddington in approximately 90 mins with many services across the Western Region. M4 is accessed via J18 approximately 9 miles north of the city. Bristol International Airport is also conveniently located and easily accessible by car or bus.

Additional Information

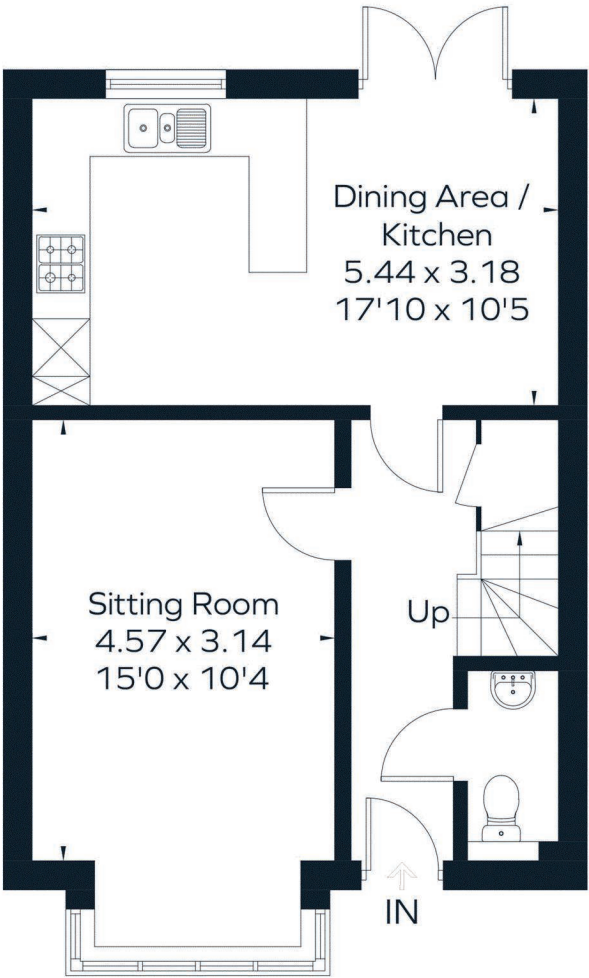
Council Tax Band "E"



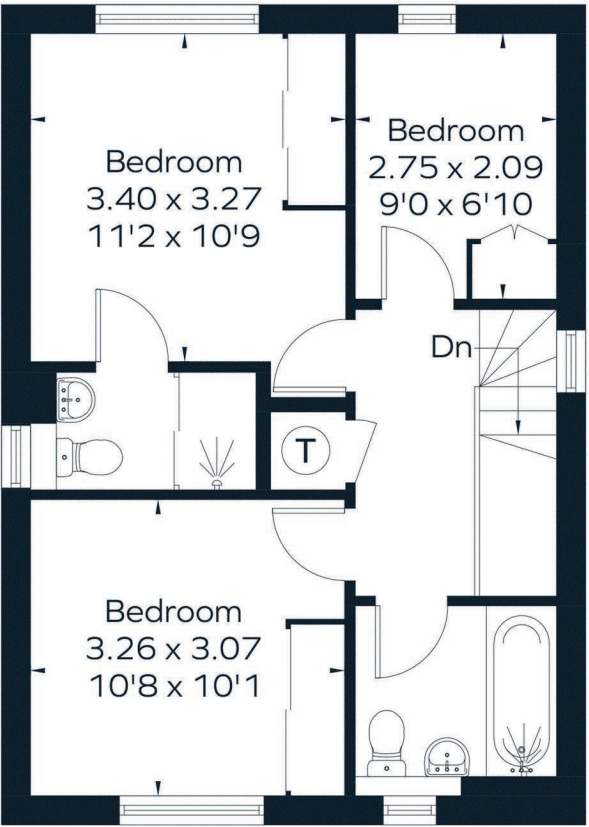
Approximate Area = 88.4 sq m / 951 sq ft

Garage = 19.3 sq m / 208 sq ft

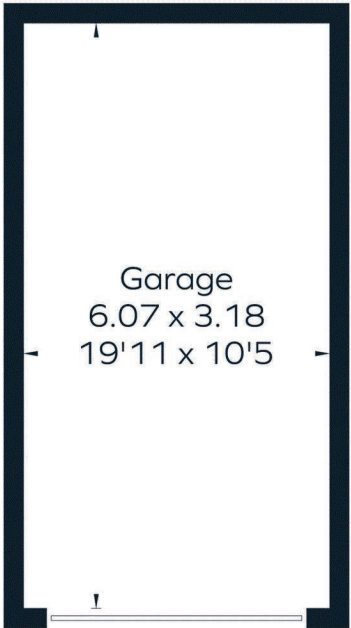
Total = 107.7 sq m / 1159 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)
Garage

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 296948

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

