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**519 WELLSWAY, BATH
BA2 5RJ**



TO RENT £675 PCM (per room)

A LARGE, BRIGHT AND AIRY 2/3 bedroom semi-detached house share to rent at the top end of Wellsway. The property comprises 2 very good size bedrooms with en-suite to master, large family bathroom, separate dining room, separate lounge (bedroom), fully fitted and equipped kitchen, gated driveway, secure patio and private rear garden. Available to move immediately.

AVAILABLE TO VIEW NOW



UPVC front door into:

Entrance Hall

Fuseboard, carpeted flooring with entrance mat, glazed door into inner hall, stairs to the 1st floor and doors into:

Lounge (Downstairs Bedroom)

14'2 x 11'0

Feature fireplace, radiator, DG window to front, carpeted flooring, TV point.



Dining Room

12'8 x 11'6

TV and phone points, carpeted flooring, radiator, DG window to rear, under-stairs cupboard, feature fireplace.



Kitchen

11'2 x 8'1

Vinyl flooring, DG window and door to rear, a range of wood-effect wall and base kitchen cabinets with worktops and tiled splashbacks, integrated full-length fridge-freezer, electric oven, gas hob with extractor hood over, washing machine, stainless steel sink with a mixer tap, radiator, vinyl flooring, smoke alarm.



1st Floor Landing

Carpeted flooring, smoke alarm, doors into:

Bedroom 1

12'10 x 14'0

DG window to front, radiator, built-in double wardrobe, carpeted flooring, door into:



En-suite Shower Room

Low level WC, washbasin with a mixer tap, double shower enclosure, heated towel rail, vinyl flooring, extractor fan, shaver point and light, mirror.



Bedroom 2

6'8 x 11'2

DG window to front, radiator, TV and phone points, carpeted flooring.

Bathroom

7'8 x 6'10

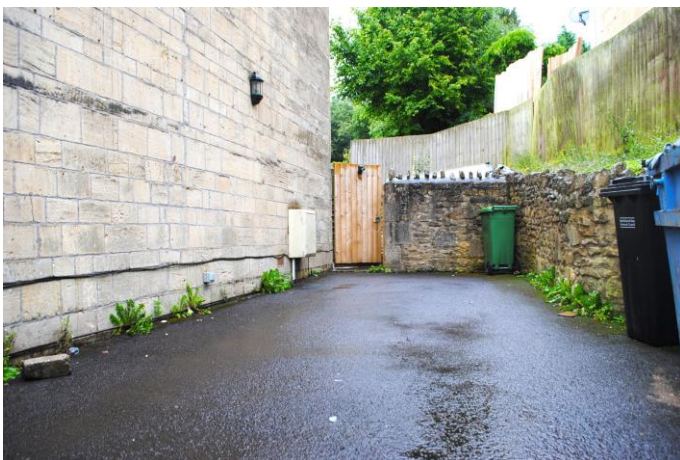
3-piece suite comprising a freestanding roll top bath with a mixer tap and shower attachment, double shower enclosure, high level WC and washbasin, vinyl flooring, tiled walls, heated towel rail, DG frosted window to rear, mirror, shaver point and light, extractor fan.



OUTSIDE

The property is approached via a gated driveway allowing for parking for 2 vehicles. Via a further wooden gate there is access to the side patio and rear garden laid to lawn. Door into the kitchen.

There is an outside storage shed and external loo.



AGENT'S NOTES

*****ORGANISED GROUPS OF 3 SINGLE APPLICANTS ONLY, THIS PROPERTY IS NOT SUITABLE FOR INDIVIDUAL ROOM LETS*****

TO RENT THIS PROPERTY YOU WILL NEED :

RENT £675 (per occupier)
DEPOSIT £675 (per occupier)
TOTAL £1350 (per occupier)

Tenants must pay gas, electricity, water, and council tax bills.

EPC=D

If a phone line is required the re-activation charge (if applicable) is payable by the tenant.

Tenants are also reminded of the need for a TV licence if a TV is used in the property.

The landlord will insure the building but tenants are responsible for their own contents insurance.

All information given is believed to be correct, however we advise prospective tenants to make their own enquiries for confirmation.

Sizes are approximate.