

28 Chantry Mead Road
Bath BA2 2DE

Monthly Rental Of £1,800





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

Well Presented Three Bedroom Property

Spacious Lounge

Kitchen/Diner

Three Well Proportioned Bedrooms

Gas Central Heating

PVCu Double Glazing

Enclosed Rear Garden with Patio & Lawn

Ideal for Two Professional Sharers, a Couple or Family

This well presented three bedroom property is situated in an established residential area on Chantry Mead Road in Bath. The accommodation comprises a spacious lounge with attractive wood flooring, a fitted kitchen with dining area, three bedrooms and a family bathroom. Outside, the property benefits from front and rear gardens, with the generous enclosed rear garden offering access to two useful brick-built stores. Further benefits include gas central heating and PVCu double glazing. Ideally suited to two professional sharers, a couple or a family. Available from early November, either part furnished or unfurnished.

The property comprises

Ground Floor

Entrance Hall
With tiled flooring and stairs to the first floor.

Lounge
With wood flooring, radiator, feature fireplace and PVCu double glazed window to the front.

Kitchen/Diner
With wood effect laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated double electric oven, four ring gas hob with extractor fan over, fridge/freezer, washing machine, radiator, built in storage cupboard, PVCu double glazed windows to the side and rear and wooden door opening onto the rear garden.

First Floor

Landing
With radiator.

Bedroom 1
With radiator and PVCu double glazed window to the rear.

Bedroom 2
With radiator, two built in storage cupboards and PVCu double glazed window to the rear.

Bedroom 3
With radiator, built in sotrage cupbard and PVCu double glazed window to the

Bathroom
With white suite comprising bath with shower attachment over, hand basin with vanity unit and close coupled W.C, cupboard housing gas combi boiler, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front
To the front of the property is an open-plan garden, predominantly laid to lawn with a variety of established shrubs and mature planting. A concrete pathway leads to the covered entrance, with an adjoining passageway providing access through to the rear of the property.

To the rear

To the rear
The enclosed rear garden offers a paved patio area with access to two brick built stores providing useful storage. Steps lead up to a generous lawned garden and side access leads to the front of the property.

Council tax
The property is in council tax band C.

Energy Performance
The current EPC rating is D (68)

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.

Broadband
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

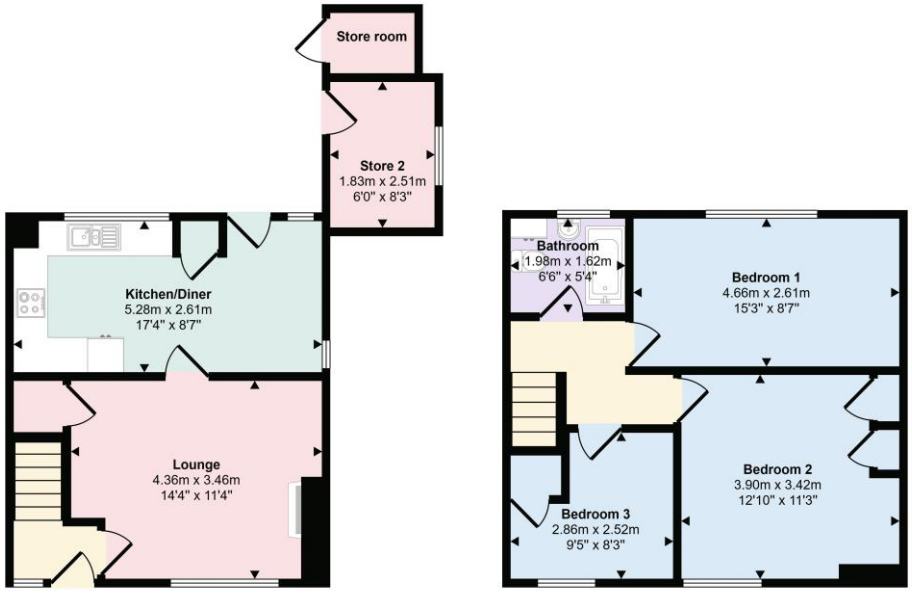
Mobile Phone Coverage
Outdoor coverage is likely - source Ofcom.







Approx Gross Internal Area
82 sq m / 883 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft

First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.