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24A ASHGROVE, PEASDOWN ST. JOHN
BATH, BA2 8ED



TO RENT £1400 PCM

Simon Heal Estate Agents present this nice, modern, 2 bedroom mid-terrace house in Peasedown St John. Conveniently located, the property offers 2 bedrooms, fully equipped kitchen, bathroom, cloakroom, lounge gas CH, double glazing, and a courtyard garden along with 2 allocated, off-road parking spaces.

AVAILABLE TO VIEW NOW



Frosted DG door into:

Entrance Hall

s-shaped, vinyl flooring, radiator, smoke alarm, security alarm panel, RCD unit, telephone point, cupboard housing a combination gas boiler, doors into:

Cloakroom

3'0 x 4'7

Vinyl flooring, low-level WC, washbasin with a tiled splashback, radiator, DG frosted window to front, extractor fan.

Kitchen

6'6 x 8'5

Vinyl flooring, DG window to front, a range of white, wall and base kitchen cabinets with worktops and tiled splashbacks, integrated full-length fridge-freezer, electric oven, gas hob with extractor fan over, integrated washing machine, stainless steel sink with a mixer tap.



Lounge

13'10 x 11'11

DG sliding doors into the rear garden, carpeted flooring, TV and phone points, 1 radiator, stairs up to the 1st floor landing.



1st Floor Landing

Loft access, carpeted flooring, smoke alarm, doors into:

Bedroom 1

11'0 x 8'8

DG window to rear, radiator, TV point, phone point, storage cupboard, carpeted flooring.



Bedroom 2

6'8 x 11'2

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



Bathroom

7'0 x 4'6

3-piece suite comprising a panelled bath with a mixer tap, shower screen and a rainfall shower off-mains with a hand piece attachment, low level WC with a concealed cistern and wash basin with a mixer tap mounted into a vanity unit, vinyl flooring, tiled walls, heated towel rail, DG frosted window to front, mirror, shaver point, extractor fan.



OUTSIDE

To front there is an ample space laid to chippings, surrounded with a brick wall and steel gate.

To rear there is a fully enclosed patio garden laid to slabs, surrounded with fencing, side access gate.



AGENT'S NOTES

TO RENT THIS PROPERTY YOU WILL NEED :

RENT £1400.00
DEPOSIT £1400.00
TOTAL £2800.00

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

EPC=C

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.