

6 Manor Road
Bath BA1 4BW

Monthly Rental Of £1,800





Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Spacious three bedroom house

Three en-suite bathrooms

Gas central heating

Open plan Kitchen/Living room

Integrated appliances including dishwasher

PVCu double glazing

Low maintenance enclosed rear garden

Close to RUH

This well presented three double bedroom terraced house ideally located close to the Royal United Hospital, making it particularly well suited to professional sharers such as nurses. The accommodation is arranged over two floors and comprises one ground floor double bedroom and two first floor double bedrooms, each benefiting from its own en-suite bath or shower room. The property also features a modern open plan kitchen/living space with integrated appliances, gas central heating and PVCu double glazing throughout. Externally, there is a low maintenance enclosed rear garden, with on road (non-allocated) parking available nearby. Available late December, unfurnished.

The property comprises

Ground Floor

Entrance hall
With radiator and stairs to the first floor.

Bedroom 1 *8' 10" x 13' 3" (2.70m x 4.03m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

Shower Room
With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Living Room *14' 8" x 10' 7" (4.46m x 3.22m)*
With two radiators, open plan into…

Kitchen/Breakfast Room *8' 2" x 8' 11" (2.50m x 2.73m)*
With a range of eye level and base units, worktops with upstands, breakfast bar, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, one and a half bowl sink/drainer unit, three Velux windows, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

First Floor

Bedroom 2 *14' 11" x 11' 3" (4.55m x 3.44m)*
With radiator, built in wardrobe and two PVCu double glazed windows with wooden shutters to the front.

En-suite
With white suite comprising bath with shower attachment over, close coupled W.C and hand basin, radiator and extractor fan.

Bedroom 3 *15' 0" x 10' 8" (4.57m x 3.24m)*
With radiator, built in wardrobe and PVCu double glazed window with wooden shutters to the rear.

En-suite
With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Externally
The attractive, low maintenance enclosed rear garden is arranged over tiered patio levels, creating a versatile and inviting outdoor space with ample room for seating and drying clothes. A gate provides access to the rear.

Council tax
The property is in council tax band B.

Energy Performance
The current EPC rating is C (72)

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 - 5500Mbps

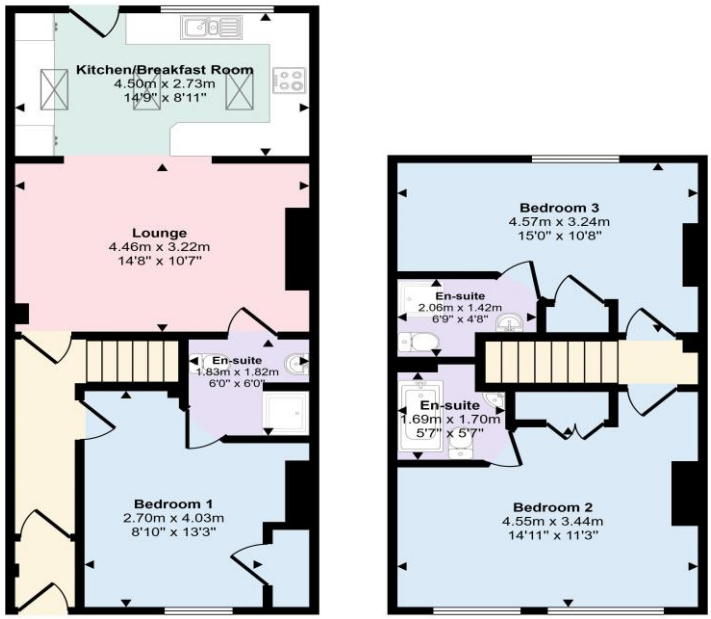
Mobile phone coverage
Good Outdoor coverage - source Ofcom.







Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft

First Floor
Approx 39 sq m / 416 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.