



**Winsbury Coach House**  
Bath BA2 9HF

**Monthly Rental Of £1,595**



**Exceptionally spacious two bedroom former coach house**

**Integrated white goods including dishwasher**

**Wood burning stove**

**Courtyard garden**

**Huge open plan kitchen/living area**

**Under floor heating**

**Downstairs W.C**

**Off road parking**

**This exceptionally spacious two bedroom former coach house is situated on the edge of the sought after village of Marksbury, within easy reach of Bath and Bristol. Features include a huge open plan living area with under floor heating and a wood burning stove, kitchen with integrated white goods including dishwasher, downstairs W.C, courtyard garden and off road parking, Available unfurnished from early May.**

### **The property comprises**

#### **Ground Floor**

**Open plan living area** *41' 2" x 17' 4" (12.54m x 5.28m) max*

This fantastic open plan living space offers stone flooring with under floor heating, a kitchen area with island unit and integrated white goods including dishwasher and tumble drier, wood burning stove, spiral staircase to the first floor and double doors opening onto the courtyard garden.

#### **Cloakroom**

With W.C and hand basin.

#### **First floor**

#### **Landing**

With airing cupboard.

**Bedroom 1** *17' 4" x 10' 11" (5.28m x 3.32m)*

With radiator, feature stone wall, built in wardrobes, exposed timber beams and window to the rear.

**Bedroom 2** *13' 6" x 9' 4" (4.12m x 2.84m)*

With radiator, exposed timber beams and window to the side.

#### **Bathroom**

With white suite comprising bath with mains shower over, pedestal hand basin and low level W.C.

#### **Externally**

The property comes with a spacious courtyard garden to the front and off road parking.

### **Council tax**

The property is in council tax band A.

### **Energy Performance**

The current EPC rating is D (61)

### **Services**

Mains gas, electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

### **Broadband**

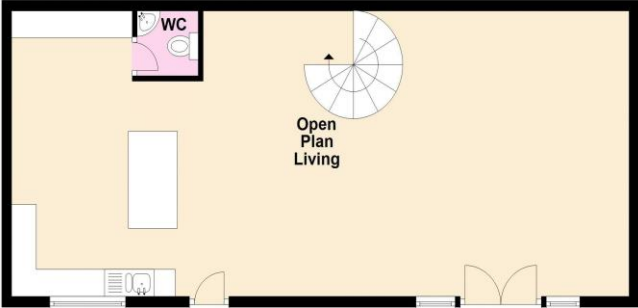
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



Ground Floor



First Floor

