



65 Garrick Road
Bath BA2 1QX

Monthly Rental Of £2,100



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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Three double bedroom student property

Front and rear gardens

Utility room

Gas central heating

Quiet location on a bus route

Modern kitchen

Lounge

PVCu double glazing

*****STUDENT PROPERTY***** This spacious three double bedroom furnished property is situated in a quiet location on a bus route to both the City centre and University. Features include front and rear gardens, a modern kitchen and separate lounge, utility room gas central heating and PVCu double glazing. 12 month contract from July 2026.

The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor with storage cupboard under.

Lounge 11' 3" x 11' 2" (3.42m x 3.41m) max

With radiator, table and chair, sofa and PVCu double glazed window to the front.

Bedroom 3 9' 11" x 8' 2" (3.02m x 2.48m)

With radiator, double bed, wardrobe, desk, chest of drawers and PVCu double glazed window to the rear.

Kitchen 11' 1" x 7' 5" (3.39m x 2.27m) max

With a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, integrated electric oven and ceramic hob with extractor hood over, fridge/freezer, dishwasher and PVCu double glazed window to the rear.

Rear hall

With storage cupboard and PVCu back door.

Utility room

With washing machine, small fridge/freezer and PVCu double glazed window to the front.

First Floor

With PVCu double glazed window to the side.

Bedroom 1 14' 5" x 8' 8" (4.40m x 2.64m)

With radiator, built in wardrobe, cupboard housing boiler, double bed, desk and chest of drawers.

Bedroom 2 10' 5" x 8' 11" (3.18m x 2.72m)

With radiator, built in wardrobe, double bed, desk, chest of drawers and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Externally

The property comes with front and rear gardens. Parking is on road (non allocated).

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.

Energy Performance

The current EPC rating is C (70)

Broadband

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

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



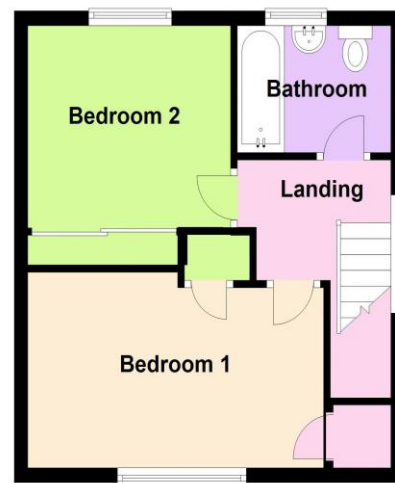
Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 sq. feet)