



**65 Garrick Road**  
Bath BA2 1QX

**Monthly Rental Of £2,100**



**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/drainer 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)