



Flat 4 136A Wells Road
Bath BA2 3AH

Monthly Rental Of £1,250



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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Modern two bedroom first floor flat

PVCu double glazing

Open plan kitchen/living room

Shower room

Situated within walking distance of the city centre

Electric central heating

Two bedrooms

Unfurnished

This modern two bedroom first floor apartment is situated on the desirable Bear flat area of Bath, within walking distance of the City Centre. Features include an open pan kitchen/living room, two bedrooms, shower room, PVCu double glazing and electric central heating. Available early May, unfurnished.

The property comprises

Hall

With wood laminate flooring and intercom phone.

Kitchen/Living Room

With wood laminate flooring, radiator, a range of eye level and base units, worktops with tiled splashbacks, integrated oven and induction hob with extractor hood over, sink/drain, space for washing machine and fridge freezer and three double glazed windows.

Bedroom 1

With wood laminate flooring, radiator and double glazed window.

Bedroom 2

With laminate flooring, radiator and double glazed window.

Shower Room

With white suite comprising shower enclosed with mains shower, hand basin and W.C, radiator and extractor fan.

Council tax

The property is currently in council tax band B.

Energy Performance

The current EPC rating is C (71)

Services

Mains electricity, water and drainage are connected. The property is heated by an electric central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

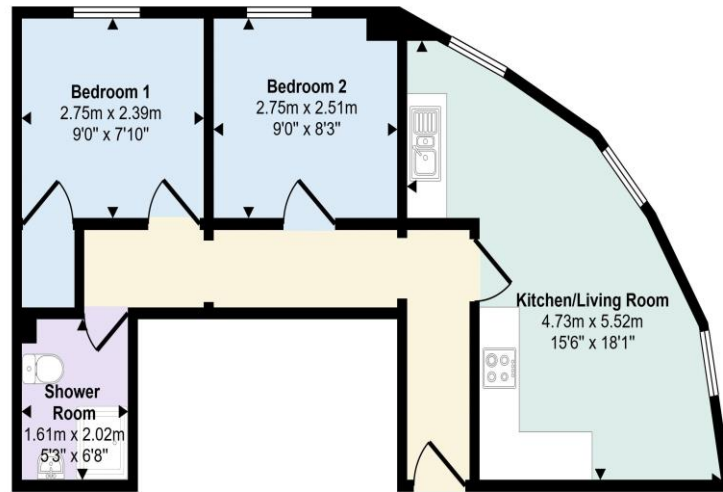
Super fast broadband is available (source - Ofcom)
Predicted maximum download speed - 287Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
44 sq m / 470 sq ft



Floorplan

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.