



£3,950 Per month

Belvedere Villas, Bath, BA1


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A beautifully presented Grade II listed Georgian townhouse, Number One Belvedere Villa offers substantial and versatile accommodation arranged over four floors, with an additional attic room. Combining impressive period features with generous living space and a private rear garden, the property would make an exceptional home for professional tenants or a family.

The property is conveniently located for Bath's excellent selection of shops, cafés, restaurants and cultural attractions, while nearby green spaces and countryside provide plenty of opportunities for walking and recreation. Bath Spa railway station is also readily accessible, offering direct services to London Paddington, Bristol and beyond, making the location particularly appealing to professionals and families alike.



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About the property

Stunning four bedroom townhouse located close to the city centre. Offering ample living and bedroom space, the house can be offered furnished or unfurnished and is available for occupancy, from September.

The ground floor offers two spacious reception rooms with high ceilings and large sash windows. The front reception features an attractive iron fireplace with marble surround and built-in shelving, while the larger rear reception enjoys plenty of natural light and pleasant views.

On the lower ground floor is a generous kitchen/dining space, with white cabinetry, central island and breakfast bar, butler sink, range-style cooker and integrated appliances. The bright adjoining dining area provides direct access to the east-facing rear garden. This floor also benefits from a WC, utility/work room and useful vault storage.

The upper floors provide generously proportioned bedrooms with excellent built-in storage, together with two modern bathrooms, including one with a bath. A further attic room offers flexible additional space suitable as a bedroom, home office or guest room.

Externally, there is an enclosed front garden with traditional iron railings and a private, low-maintenance rear garden bordered by mature shrubs.

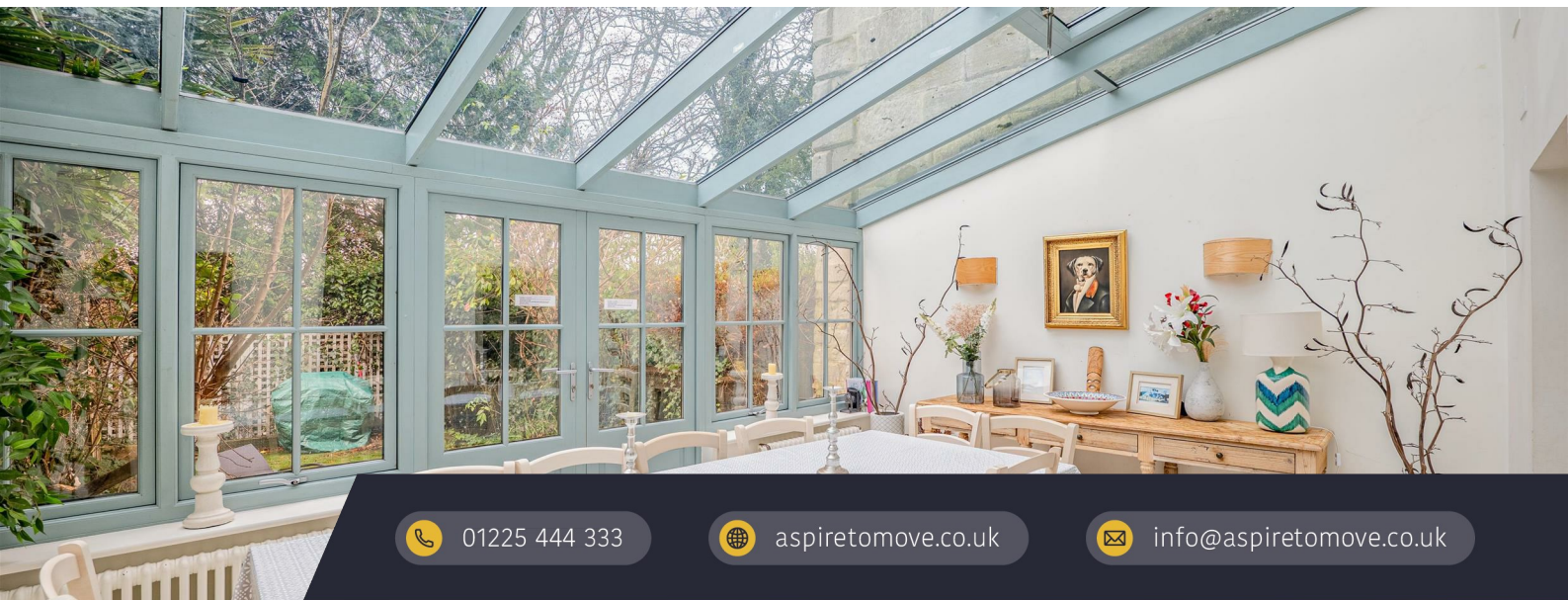
Combining Georgian character, generous proportions and versatile accommodation, Number One Belvedere Villa offers an excellent opportunity to rent a distinctive period home in Bath.

Council tax band G: £3875.45

Council tax band: G

£3,950 Per month

- Four bedroom townhouse
- Close to the city centre and local amenities
- Furnished or unfurnished
- Available from the beginning of September
- Garden space
- Ample living and bedroom space
- Holding deposit: £911
- 5 week deposit



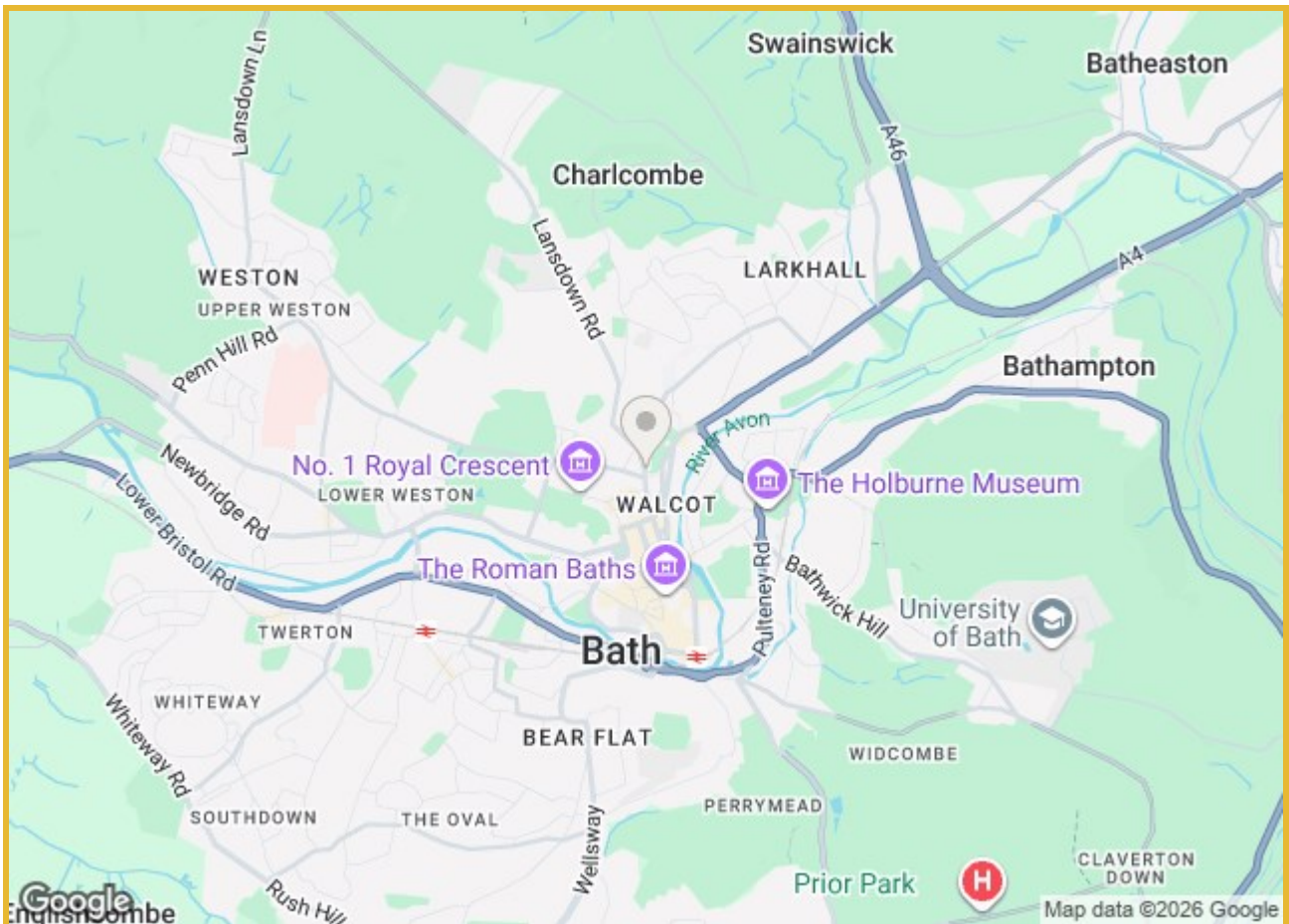
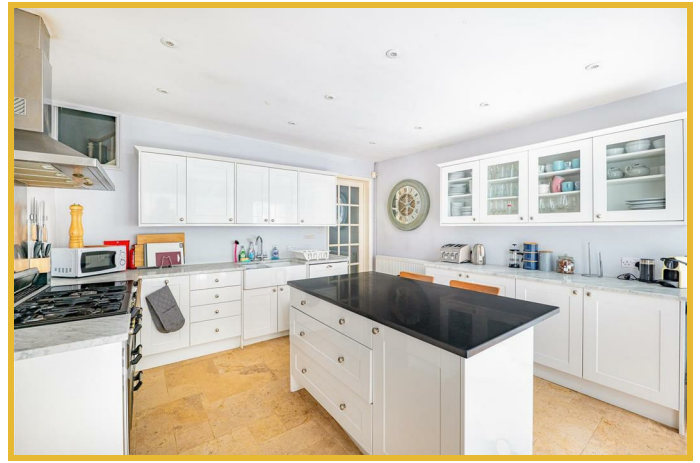
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Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		