



Winsbury Coach House

Bath BA2 9HF

Monthly Rental Of £1,600



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

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

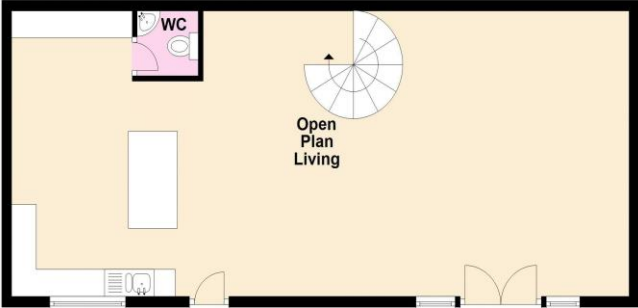
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor



First Floor

