



£2,495 PCM

## Acacia Grove, Bath, BA2



Welcome to Acacia Grove, a well-presented three-bedroom family home occupying a desirable position at the head of a peaceful cul-de-sac. The property benefits from a generous driveway providing off-road parking for several vehicles, together with useful side access to the rear garden.

Situated on the sought-after southern side of Bath, the property enjoys attractive elevated views towards the city centre and is conveniently positioned for a range of local amenities. Regular bus services can be accessed from nearby The Oval, while a Tesco Express is located approximately 0.5 miles away for everyday shopping needs. Moorland Road is a 10 minute walk away with its popular independent shops, greengrocers, bakery, cafés, hardware shop and more, and Oldfield Park railway station is approximately 0.9 miles away, offering excellent transport links for commuters.

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# About the property

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Three bedroom, semi-detached house located on Acacia Grove, Bath. The property has been extended to the rear to create a wonderful, open plan kitchen, living, dining room, and is available for occupancy from the end of July.

A generous driveway provides ample off-road parking and leads to the property. Steps rise to an inviting entrance porch, offering practical space for coats and footwear.

The ground floor is thoughtfully arranged and comprises a convenient WC, utility room, and front reception room. To the rear, the property has been extended to create an impressive open-plan kitchen, living and dining space, ideal for modern family living and entertaining. Flooded with natural light, this superb room features bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

The contemporary kitchen is fitted with a range of base and wall-mounted units and incorporates an oven, hob, fridge, freezer and dishwasher. A central island provides additional preparation space and informal seating, while a substantial built-in storage cupboard extends the full length of the room, offering excellent storage solutions.

The first floor comprises three bedrooms, including two generous double bedrooms and a well-sized single bedroom. Completing the accommodation is a family bathroom, fitted with both a separate shower enclosure and a bath.

To the rear, the property enjoys a generous and well-maintained garden, thoughtfully designed to cater for both relaxation and family life. There are two separate seating areas, providing ideal spaces for outdoor dining, entertaining, or simply enjoying the surroundings, alongside a dedicated children's play area. A substantial lawn offers plenty of room for children to play and for recreational activities, while useful side access provides additional storage space. The garden combines practicality with versatility, making it an excellent extension of the living accommodation.

Outbuilding not included.

**Council tax band: C**

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- Three bedroom family home
- Offered furnished
- Landlord is ideally looking for a 12 month tenancy
- Holding deposit: £575
- Lovely low maintenance rear garden
- Extensive kitchen/living/dining room
- Available from the end of July
- Council tax band C: £2066.91
- Private driveway with comfortable parking for 4 car
- Large south-facing garden with treehouse and children's play area



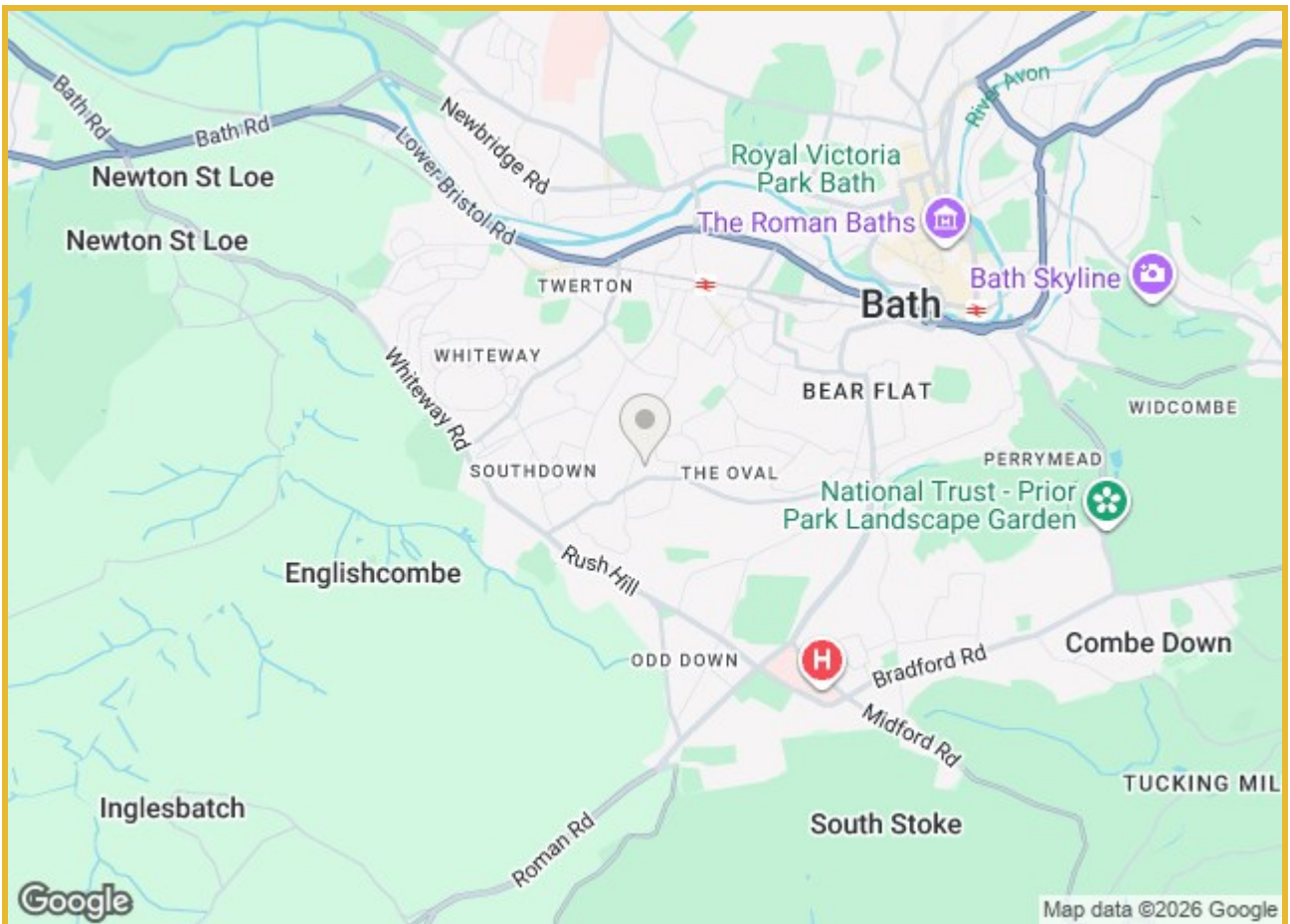
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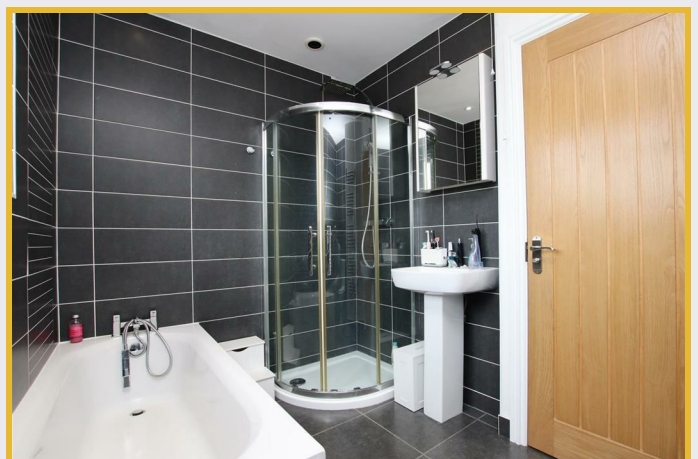


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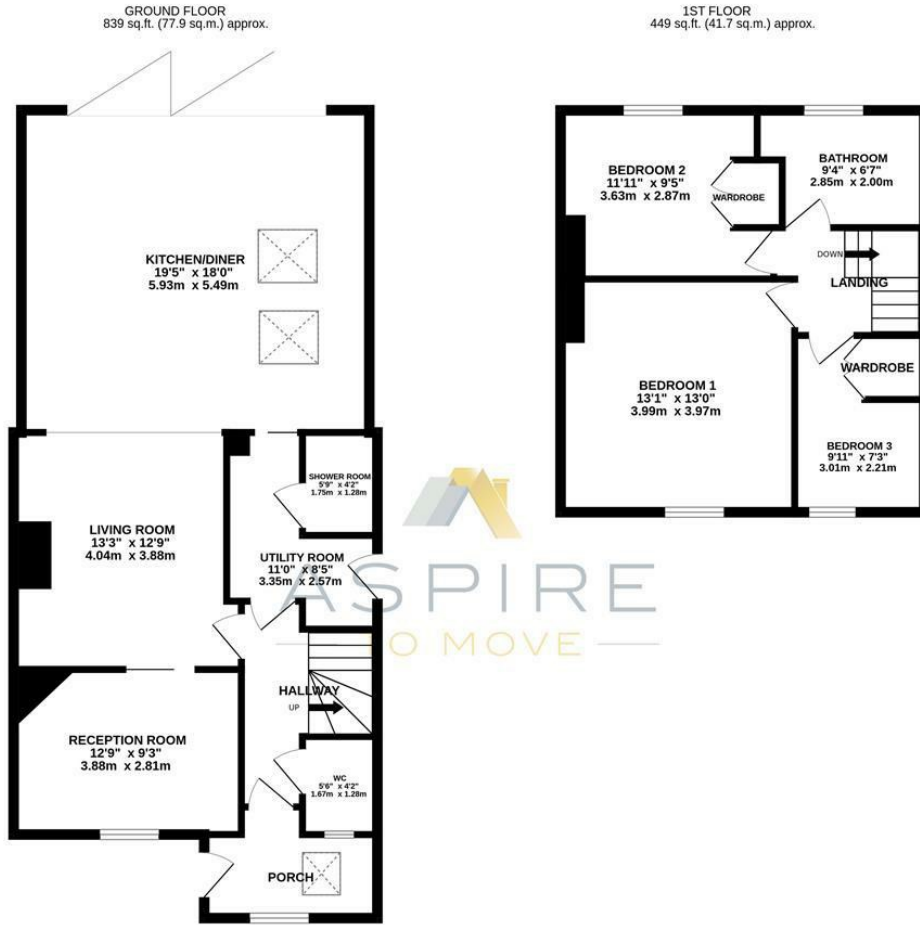


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# Floor Plan



ACACIA GROVE, BATH, BA2

TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	