



**Flat 3 136A Wells Road**  
Bath BA2 3AH

**Monthly Rental Of £1,250**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**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 double bedrooms with built in wardrobes**

**Unfurnished**

**This modern two bedroom first floor apartment, situated on Bear-flat, within walking distance of Bath City Centre. Features include an open plan kitchen/living room, two double bedrooms with built in wardrobes, shower room, PVCu double glazing and electric central heating. Available from early July, unfurnished.**

### **The property comprises**

#### **Hall**

With wood laminate flooring, radiator and intercom phone.

#### **Kitchen/Living Room** *13' 11" x 10' 0" (4.24m x 3.05m)*

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

#### **Bedroom 1** *13' 5" x 7' 9" (4.09m x 2.36m)*

With radiator, built in wardrobe and PVCu double glazed window.

#### **Bedroom 2** *12' 4" x 8' 4" (3.76m x 2.55m)*

With radiator, built in wardrobe and PVCu double glazed window.

#### **Shower Room**

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

#### **Council tax**

The property is in council tax band B.

### **Energy Performance**

The current EPC rating is C (73)

### **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**

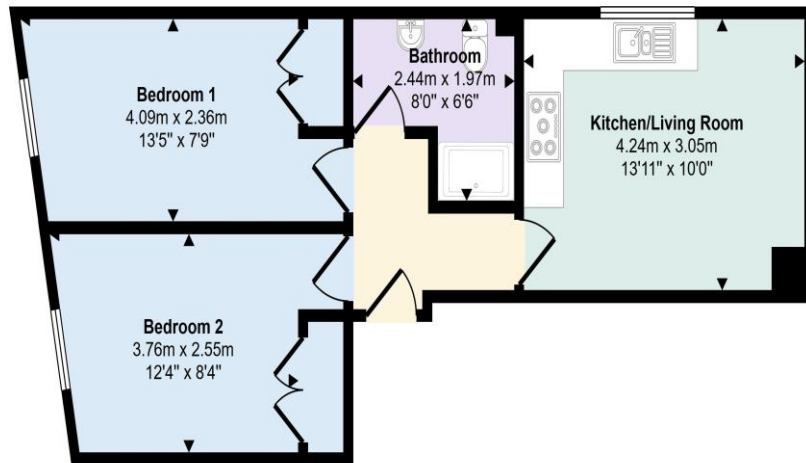
Superfast broadband is available (source - Ofcom)  
Predicted maximum download speed - 291Mbps

### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area  
44 sq m / 472 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.