



## 2 Linley Close

Bath, BA2 1QH

£3,875 PCM

Luxury modern five double bedroom student house with patio garden in Twerton, close to local shops and on university bus routes.

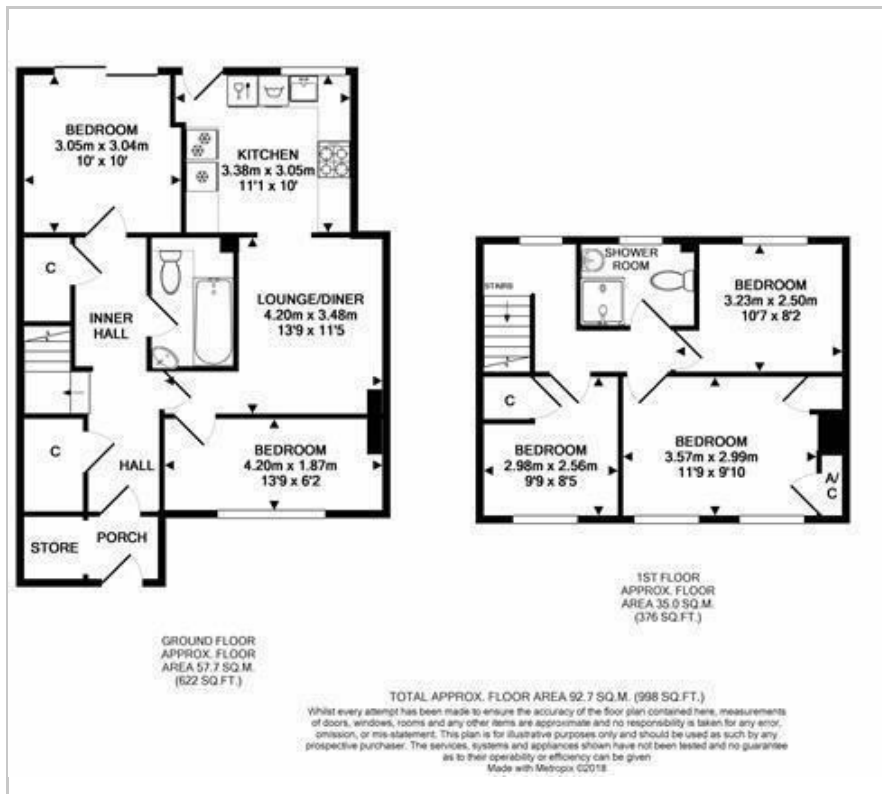
- 5 bedroom student property
- 2 shower rooms
- Landscaped patio garden
- Maintained to a high standard
- Kitchen with fridge/freezer, washing machine, dryer and dishwasher
- All beds are either a double or small double
- Furnished
- On street parking
- Bus route 20A to Bath Spa 2.7 miles

### Viewing

Please contact our Bath Stone Property Office on 01225422224 if you wish to arrange a viewing appointment for this property or require further information.



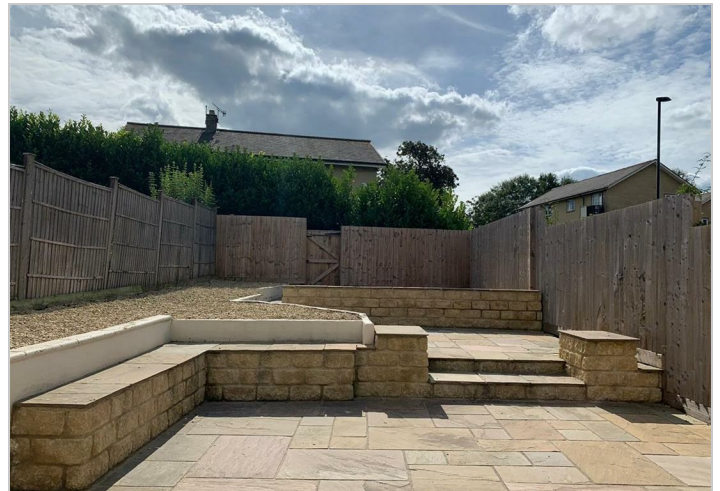
# Floor Plan



# Energy Efficiency Graph

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>		65	71
(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		

Please give us Feedback



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