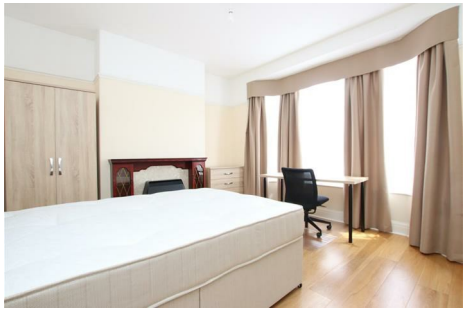
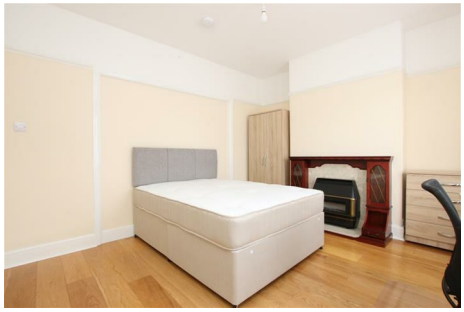
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# Combe Park, Bath, BA1

Four bedroom semi-detached house located on Combe Park, available from the 18th June 2027. The property will be furnished and available to four students.

Combe Park is located 0.1 mile away from the Royal United Hospital. The property is located 0.2 miles from the popular Chelsea Road which has local shops including cafes, a convenience store, pub, charity shops and much more.

## £3,400 PCM

# Combe Park, Bath, BA1

- Four bedroom student property
- Driveway parking for two cars
- Property will be furnished
- Available 18th June 2027
- Suitable for four students
- Council tax band E if applicable
- Garage not included
- Holding deposit: £784

Four bedroom semi-detached house located on Combe Park, available from the The property will be furnished and available to four students 18th June 2027.

Combe Park is located 0.1 mile away from the Royal United Hospital. The property is located 0.2 miles from the popular Chelsea Road which has local shops including cafes, a convenience store, pub, charity shops and much more.

At the front there is driveway parking for two cars, please note that the garage is not included. Downstairs there is one bedroom, a living room and kitchen. The kitchen is located to the rear and has base and wall units, cooker, gas hob, extractor, integrated dishwasher, fridge/freezer and washing machine. There is also a downstairs WC.

Upstairs there are three bedrooms. The master bedroom is located to the front and benefits from an en-suite shower room. The second bedroom is a large double and the third, a small double. There is a family bathroom with shower over bath, WC and sink.

To the rear is a pleasant garden with an area laid to lawn and a greenhouse. There is driveway parking at the front for two cars. Please note the garage is not part of the tenancy.

The property is available from the 18th June 2027 and suitable for four students.















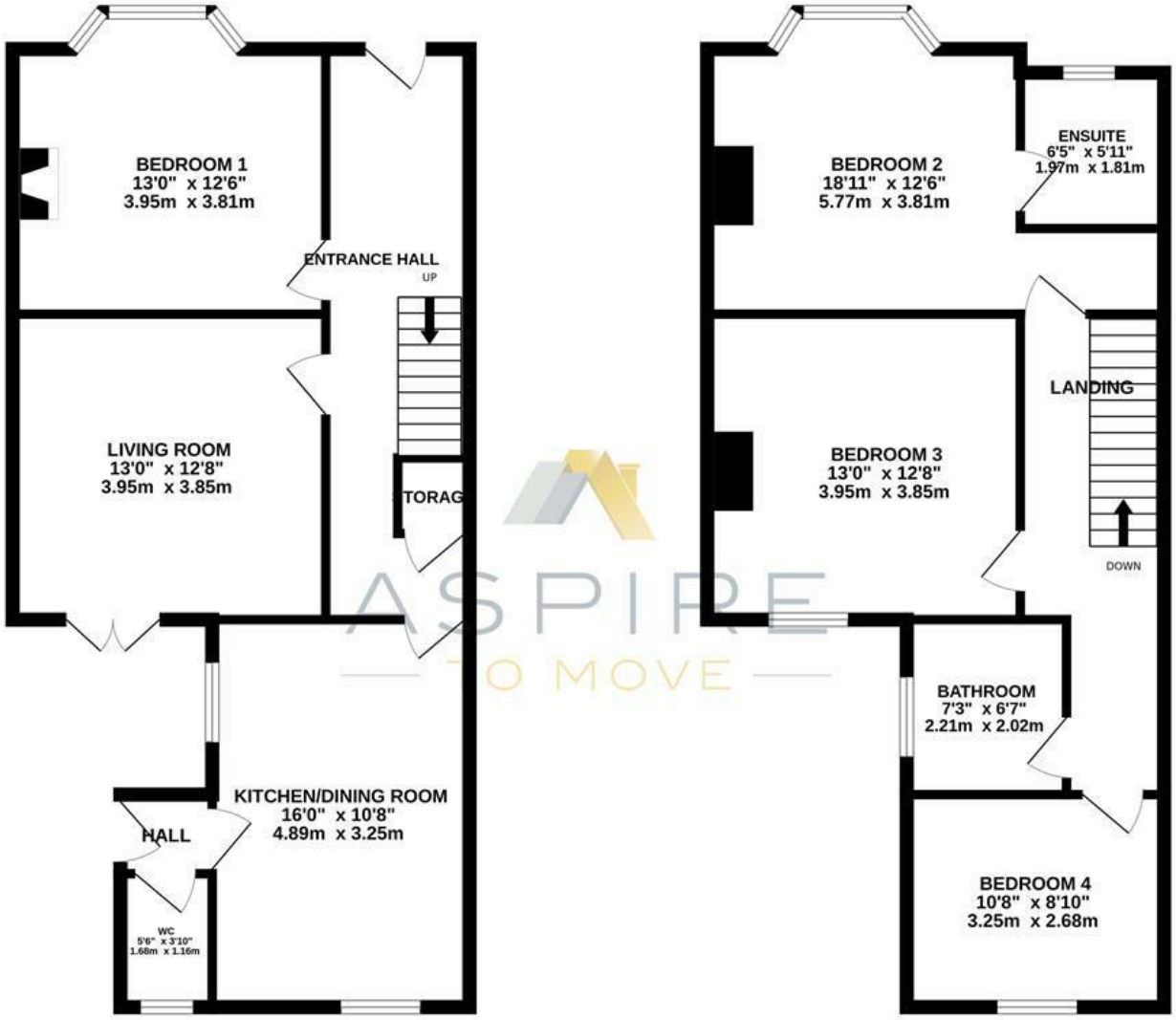




# Floor Plan

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.

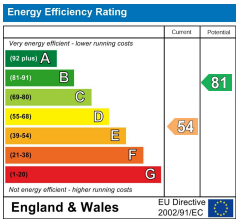


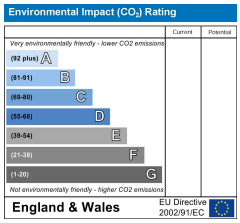

COMBE PARK, BATH, BA1

TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst 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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