



28 Chantry Mead Road
Bath BA2 2DE

Monthly Rental Of £1,995



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Well Presented Three Bedroom Property

Kitchen/Diner

Gas Central Heating

Enclosed Rear Garden with Patio & Lawn

Spacious Lounge

Three Well Proportioned Bedrooms

PVCu Double Glazing

Ideal for Two Professional Sharers, a Couple or Family

This well presented three bedroom property is situated in an established residential area on Chantry Mead Road in Bath. The accommodation comprises a spacious lounge with attractive wood flooring, a fitted kitchen with dining area, three bedrooms and a family bathroom. Outside, the property benefits from front and rear gardens, with the generous enclosed rear garden offering access to two useful brick-built stores. Further benefits include gas central heating and PVCu double glazing. Ideally suited to two professional sharers, a couple or a family. Available from early November, either part furnished or unfurnished.

The property comprises

Ground Floor

Entrance Hall

With tiled flooring and stairs to the first floor.

Lounge

With wood flooring, radiator, feature fireplace and PVCu double glazed window to the front.

Kitchen/Diner

With wood effect laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated double electric oven, four ring gas hob with extractor fan over, fridge/freezer, washing machine, radiator, built in storage cupboard, PVCu double glazed windows to the side and rear and wooden door opening onto the rear garden.

First Floor

Landing

With radiator.

Bedroom 1

With radiator and PVCu double glazed window to the rear.

Bedroom 2

With radiator, two built in storage cupboards and PVCu double glazed window to the rear.

Bedroom 3

With radiator, built in storage cupboard and PVCu double glazed window to the

Bathroom

With white suite comprising bath with shower attachment over, hand basin with vanity unit and close coupled W.C, cupboard housing gas combi boiler, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

To the front of the property is an open-plan garden, predominantly laid to lawn with a variety of established shrubs and mature planting. A concrete pathway leads to the covered entrance, with an adjoining passageway providing access through to the rear of the property.

To the rear

To the rear

The enclosed rear garden offers a paved patio area with access to two brick built stores providing useful storage. Steps lead up to a generous lawned garden and side access leads to the front of the property.

Council tax

The property is in council tax band C.

Energy Performance

The current EPC rating is D (68)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

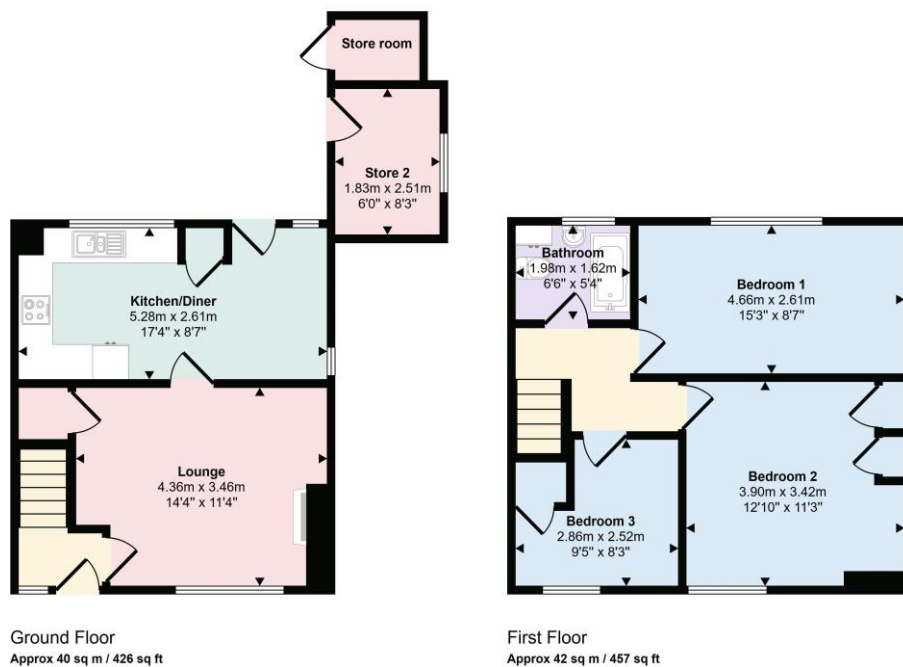
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
82 sq m / 883 sq ft



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.