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Residential Lettings



11b Crescent Lane, Bath, BA1
2PU

£2,650 pcm

A stylish 4 bedroom mews house, located in a prime residential area to the rear of the Royal Crescent with the benefit of a single garage, a small courtyard and first floor balcony.

Available January

Unfurnished

Key Features

- 4 bedrooms
- Stylish first floor open plan sitting and dining area
- Small courtyard and first floor balcony
- First class residential address
- NO PETS
- 2 bathrooms
- Well-equipped contemporary kitchen
- Single Garage
- NO STUDENTS

Description

The property is entered at ground floor level into an attractive hallway which has plenty of built in storage. To the front there is a good size double bedroom with a sash window with fitted plantation shutters over-looking Crescent Lane Green. To the rear there are 2 further bedrooms both enjoying access onto the small courtyard. In addition there is a large well-equipped bath and shower room with a built in utility cupboard. Stairs rise to the first floor accommodation where there is a stylish double aspect open plan sitting and dining area which has tri-fold doors leading onto the balcony. The well-equipped kitchen has a range of high gloss units with a comprehensive range of built-in German appliances and granite work surfaces, attractive double doors lead onto the balcony. The master bedroom suite has a lovely aspect to the front and has a range of built in wardrobes and a vanity unit along with a lovely en-suite bath and shower room. There is also an integrated single garage.

Accommodation

Ground Floor

Bedroom 2

With fitted carpet, double glazed timber framed sash window to front aspect with fitted plantation shutters and radiator under, recessed ceiling spotlights.

Bedroom 3

With fitted carpet, under stairs storage cupboard, recessed ceiling spotlights, radiator and timber framed double glazed doors to small rear courtyard.

Bedroom 4

With fitted carpet, recessed ceiling spotlights, radiator and built in airing cupboard housing the condensing boiler with shelving, timber framed double glazed doors to rear courtyard.

Bathroom

With fully tiled ceramic floor and walls, panelled bath with glazed shower screen, swan neck mixer tap and wall mounted control panel with shower over. Concealed cistern WC, circular basin set into tiled display shelf, courtesy lit mirror over, built in utility cupboard, wall mounted ladder effect heated towel rail, recessed ceiling spotlights and extractor fan.

Large Open Plan Sitting Room and Dining Room

With wooden flooring, double glazed timber framed window to front aspect with fitted plantation shutters and radiator under, Velux ceiling light, contemporary wood burning stove, further radiator, wall mounted lighting and triple bi-fold doors to first floor balcony.

Kitchen

With ceramic tiled flooring, a comprehensive range of high gloss wall and floor mounted units, cupboards and drawers with composite granite work surfaces and upstand, integrated fridge and freezer, integrated electric oven and microwave. 5 ring gas hob with granite splash back and extractor over, integrated 1 ½ bowl stainless steel sink and mixer tap, recessed ceiling spotlights and integrated dishwasher. Timber framed double glazed doors through to the first floor balcony.

Master Bedroom

With fitted carpet, timber framed double glazed window to front aspect with radiator under, a comprehensive range of built in wardrobes and cupboards with vanity table, wall mounted lighting and door through to en-suite.

En-Suite Bathroom

With fully ceramic tiled floors and walls, panelled bath with glazed shower screen, swan neck mixer tap, wall mounted controls and a shower over, pedestal WC, circular basin set into tiled vanity unit with glazed courtesy lit mirror over, wall mounted ladder effect heated towel rail, recessed ceiling spotlights, extractor fan and Velux window.

Accessed from bedroom 3 and 4 there is a small rear courtyard and accessed from the dining area and kitchen at first floor level there is a small balcony.

Single Garage

In addition there is an integrated single garage.

11B Crescent Lane, BA1 2PU

Approximate Gross Internal Area (Excluding Garage) :-
111 sq m / 1195 sq ft
Garage :- 12 sq m / 129 sq ft
Total :- 135 sq m / 1453 sq ft

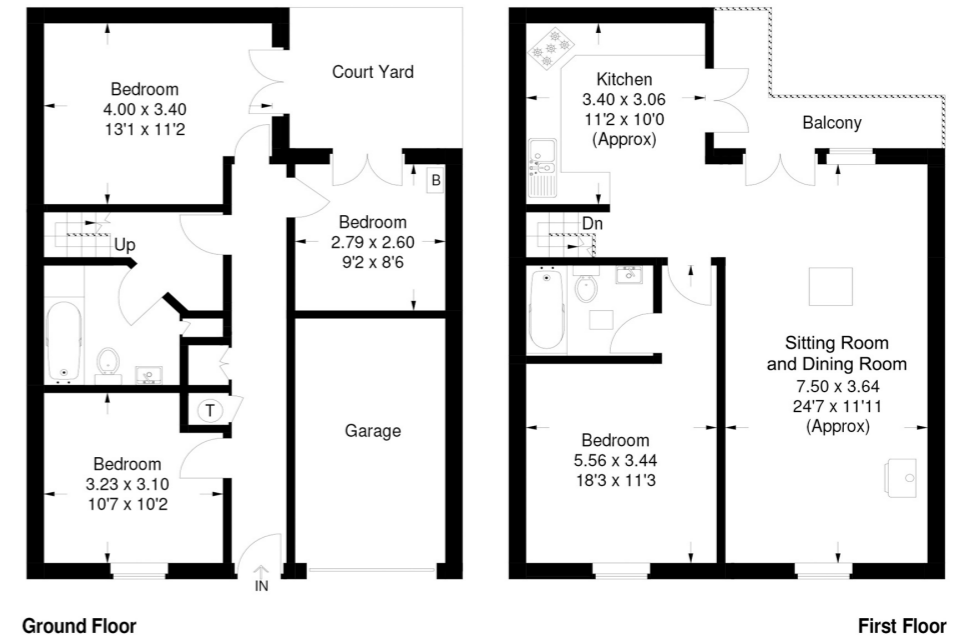


Illustration for identification purposes only, measurements are approximate, not to scale.
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General Information

Council Tax Band: F
Energy Performance Rating C

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