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Residential Lettings



Woodbine Gardens, Bannerdown
Road, Batheaston, Bath, BA1 8EG

£4,000 pcm

A beautiful Eco friendly four bedroom family home with very well presented and spacious accommodation set over two floors with far reaching views

Available mid April

Unfurnished

Key Features

- Spacious 2 storey accommodation
- Ample off road parking
- Easy access Bath city centre
- Well presented throughout
- Large garden

Description

Woodbine Gardens is a lovely four bedroom property with many eco features including Sheeps wool insulation, straw bale extension with lime plaster allowing the house to 'breathe', triple glazed windows and doors, roof and floors fully insulated, underfloor heating to ground floor and low energy bills. The property is situated just outside of Bath with easy access to city centre and M4 motorway

Accommodation

Entrance hall

with access to cloakroom with w.c, and wash hand basin

Kitchen/dining room

with fully fitted contemporary kitchen with appliances to include large fridge/freezer, gas hob range cooker and dishwasher. French doors to back garden and access through to

Laundry room

with range of fitted units, sink and space for washing machine

Family room

off kitchen which could also be used as playroom or study

Study

with access to rear garden

Sitting room

with dual aspect

Bedroom 1

with dual aspect and views and access to

En suite shower room

with white suite comprising walk in shower, wash hand basin and w.c.

Bedroom 2

with fitted wardrobe and cupboard

Main bathroom

with contemporary white suite comprising bath with shower over, large wash hand basin with ample storage under and w.c.

Bedroom 3

with single aspect and views

Bedroom 4

with single aspect, views and access to

En suite shower room

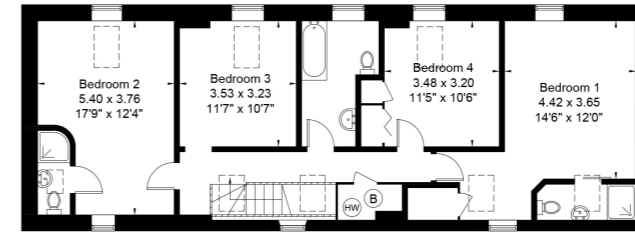
with white suite comprising shower cubicle, wash hand basin and w.c.

Externally

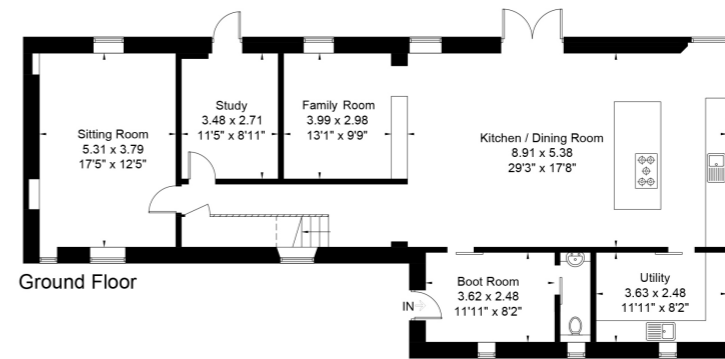
to the front of the property are various storage sheds and parking, to the side and rear is a large paved and graveled terrace with large lawn leading up to another terrace with fabulous views

Woodbine Gardens, Bannerdown Road, Bath BA1 8EG

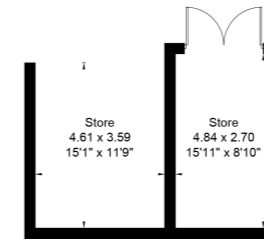
Approximate Gross Internal Area = 218.3 sq m / 2350 sq ft
Outbuilding = 31.0 sq m / 333 sq ft
Total = 249.3 sq m / 2683 sq ft



First Floor



Ground Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024.



General Information

Council tax band G

Energy Performance Rating B

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