



# ASPIRE

— TO MOVE —



## Lyndhurst Road, Bath, BA2

Six bedroom student house located on Lyndhurst Road, Bath. Offered furnished from the end of July 2026.

Lyndhurst Road is located just 0.2 miles away from Moorland Road which offers a lovely high street with a variety of shops. Oldfield Park train station is 0.1 miles away and there are bus stops located along West Avenue and Millmead Road. This makes it a perfect spot for a student property.

**£4,500 PCM**

# Lyndhurst Road, Bath, BA2

- Six bedroom student house
- Fantastic location for students
- Available end of July 2026
- 6 week deposit payable
- One room in a separate annexe with en-suite
- Gravelled rear garden
- Council tax band C if applicable
- Four double bedrooms, two singles
- Permit parking
- Holding deposit: £1038

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On the ground floor there is an entrance hallway and one downstairs bedroom. This room has double bed, wardrobe, chest of drawers, desk and chair. There is a living room with sofa, table and chairs. The kitchen has oven, hob, fridge and storage. There is a separate utility room with additional storage, 2 freezers, washing machine and tumble dryer. Also downstairs is a bathroom with shower over bath, WC and sink.

On the first floor there are three further bedrooms, two of which are singles and one double. All rooms come with bed, wardrobe storage, desk and chair. There is a shower room with shower cubicle, toilet and sink. On the top floor there is another double bedroom with double bed, wardrobe, desk and chair. To the rear of the property is a gravelled garden and a separate annexe which creates the sixth bedroom. This room has it's own en-suite shower room.

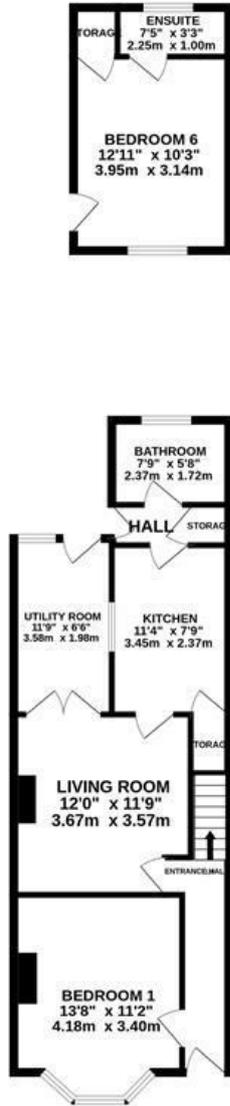
The property is offered furnished and is available from the end of July.





# Floor Plan

GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1379 sq.ft. (128.1 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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| Energy Efficiency Rating  |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating   |  | Current                 | Potential |
|---|--|-------------------------|-----------|--|--|-------------------------|-----------|
|   |  |                         |           |  |  |                         |           |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |  |                         | <b>81</b> | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(51 plus) <b>A</b><br>(41-50) <b>B</b><br>(31-40) <b>C</b><br>(21-30) <b>D</b><br>(11-20) <b>E</b><br>(1-10) <b>F</b><br>(0-10) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           | England & Wales  |  | EU Directive 2002/91/EC |           |