



ASPIRE TO MOVE



Wellsway, Bath, BA2

Video and physical viewings available. Four bedroom student property available 1st August. The property is offered furnished with double beds.

Odd Down sits within the city of Bath, towards the south-west of the bustling city centre. Much of the suburb consists of the Odd Down Sports Ground, a large expanse of land used for cycling and fitness activities. Moreover, a park and ride bus service makes accessing the city centre a breeze. Local shops and amenities include a Sainsburys, Co-op, pharmacy, convenience store, and several take away restaurants including a new independent bagel baker.

£3,200 Per month

Wellsway, Bath, BA2

- Video viewing available
- Furnished
- Garden
- Four bedroom student property
- Available 1st August
- Council tax band D if applicable
- Double beds
- Driveway parking
- Holding deposit: £738

Video and physical viewings available. Four bedroom student property available 1st August. The property is offered furnished with double beds.

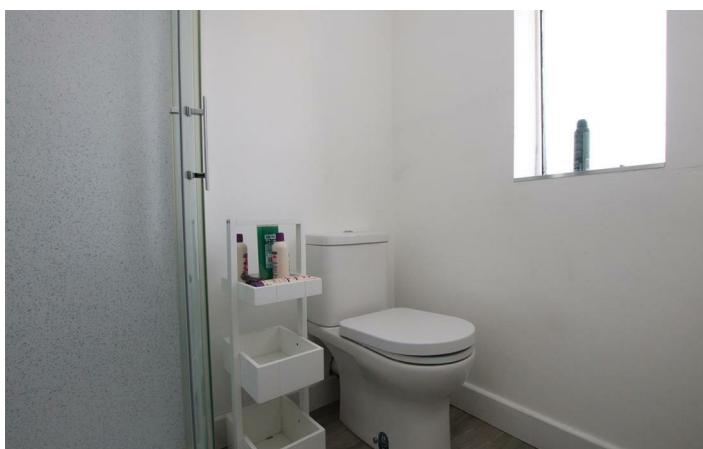
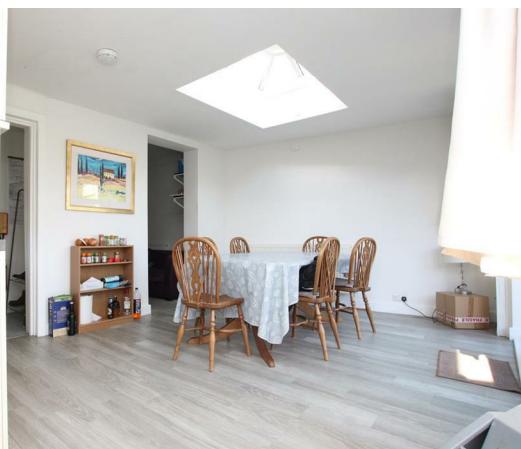
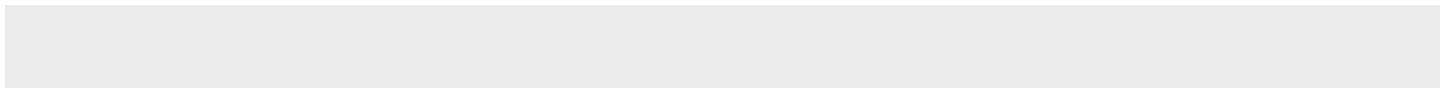
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The property has driveway parking for several cars and is located directly off of the Wellsway. Downstairs the property has an open plan kitchen/dining room with base and wall units, cooker, hob, fridge/freezer and slimline dishwasher. There is a table and chairs with French doors leading out to the garden. Also downstairs is a living room, shower room and the first bedroom which has double bed, desk, chair and wardrobe. Upstairs there are three bedrooms, each with double bed, wardrobe, storage, desk and chair. There is also a shower room.

There is access to a garage/storage which houses the washing machine/tumble dryer. The property is offered furnished and available from the 1st August.

Council tax band D: if applicable

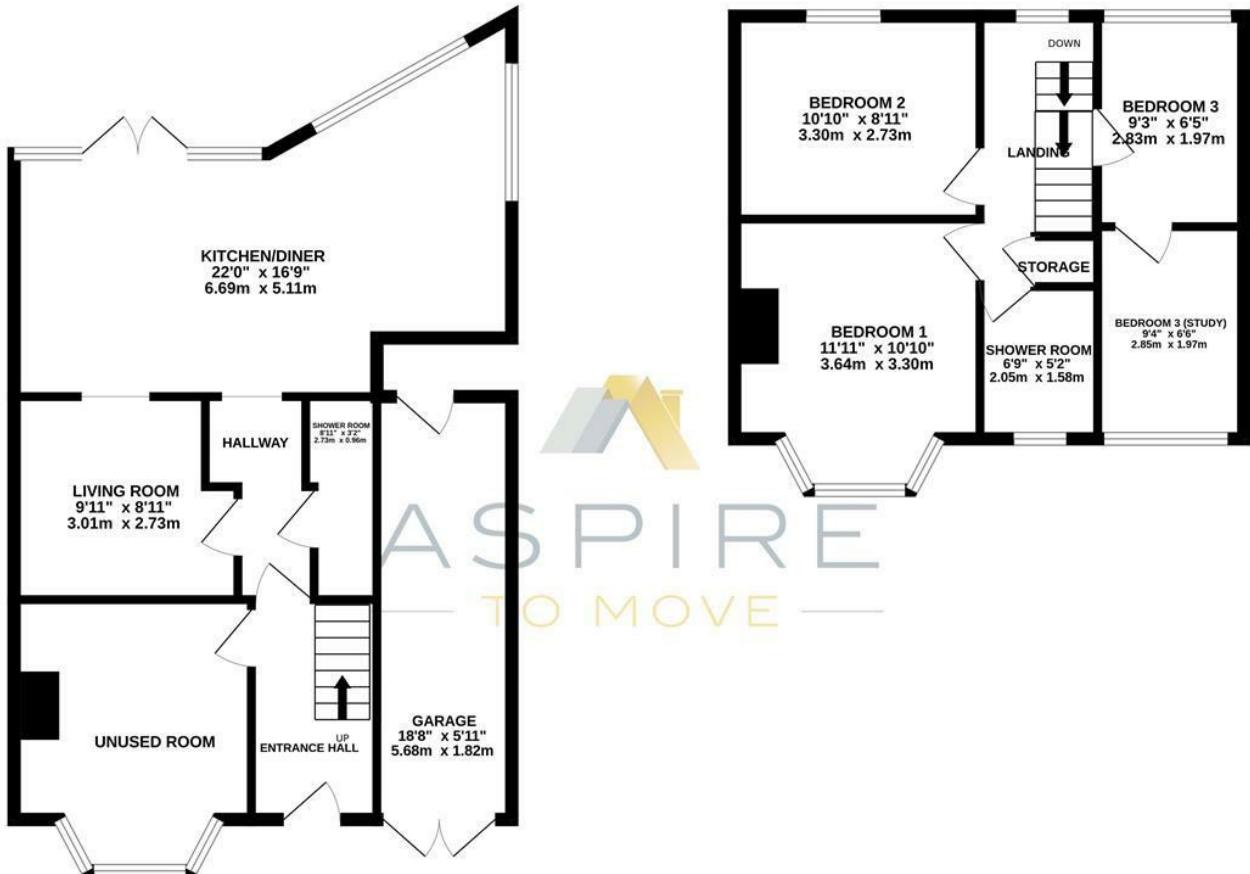




Floor Plan

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



WELLSWAY, BATH, BA2

TOTAL FLOOR AREA: 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every care has been taken in the preparation of these floor plans, the dimensions, areas and descriptions 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
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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