



# ASPIRE TO MOVE



## Rose Hill, Bath, BA1

Video and physical viewings available. Three bedroom terraced house located in the popular area of Larkhall, Bath. Offered fully furnished and available from mid May 2025.

Rose Hill is located in the village of Larkhall, which has a thriving village community. It offers excellent local amenities which include a good state primary and senior school, a doctors, dental practice, chemist, supermarket, an award-winning deli, greengrocers, butchers, a gourmet takeaway, 2 public houses and a popular gastro pub. There is also a local theatre and an active community centre which offers regular keep fit classes and children's activities. Bath is within a 25 minute walk and offers plenty of retail shopping, a selection of restaurants, cafes and bars.

**£1,500 PCM**

# Rose Hill, Bath, BA1

- Three bedroom house
- Low maintenance garden
- Available from May 2025
- Video viewing available
- Council tax band C - £1,968.48
- Modern family home
- Furnished
- Initial 12 month contract
- Pets considered at landlords discretion
- Holding deposit: £346

Internally, the property has plenty of space for a growing family. The kitchen/diner is the main hub of the house and is located at the rear overlooking the garden. The kitchen comes with base and wall units, large double oven cooker with induction hob, slimline dishwasher, and dining table with four chair.

Next door to the kitchen is the utility room, which has a large fridge/freezer, tumble drier and washing machine. This room also provides access to the back garden, which is currently laid to artificial grass, giving you a low maintenance garden to enjoy all year round.

The living room is located at the front, and has a lovely outlook of the nearby trees/playing field, a recliner sofa, armchair, side tables, lamp and tv unit are provided. Additionally the ground floor has a W/C, storage cupboard and space under the stairs with a storage unit.

Upstairs onto the first floor, the master bedroom is located at the front of the property. It comes with king sized bed, wardrobe, two bedside tables and two chest of drawers. The second bedroom also comes with king sized bed, wardrobe and bedside table. The third bedroom is currently being used as a guest bedroom/office with single bed, desk, chair and two storage units. The family bathroom is a good size with bath, WC, sink and separate shower cubicle.

The property is offered fully furnished and available from mid May 2025. The property would best suit a professional family or couple. Pets considered at landlords discretion.

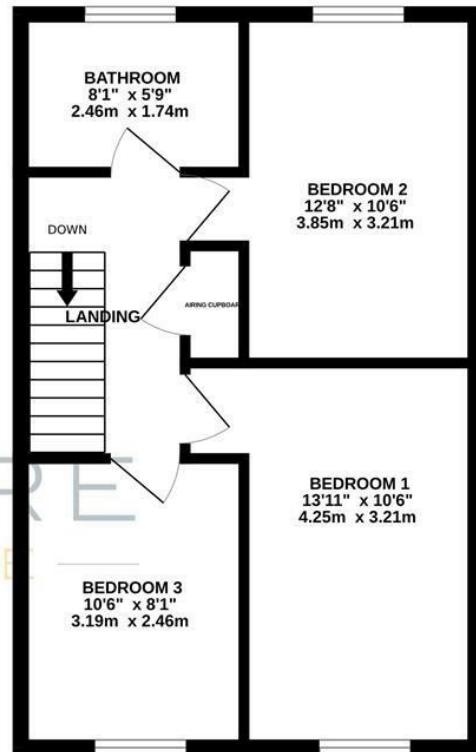
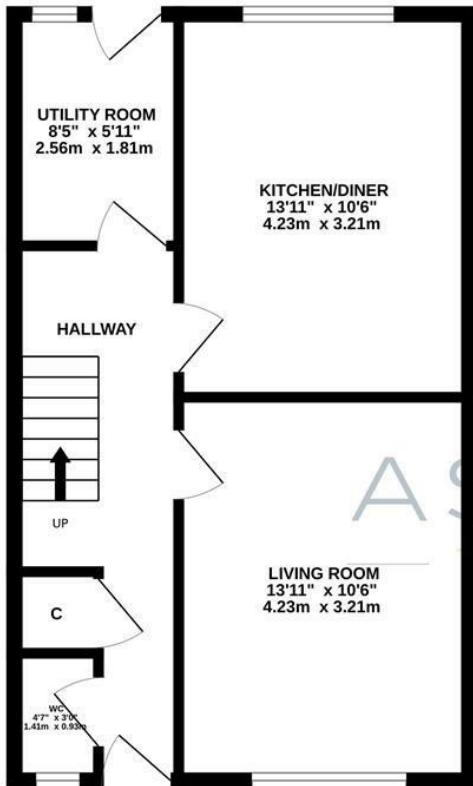




# Floor Plan

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.6 sq.m.) approx.



ASPIRE  
TO MOVE

ROSE HILL, LARKHALL, BATH, BA1

TOTAL FLOOR AREA: 895 sq.ft. (83.1 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.

Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			