



ASPIRE TO MOVE



Brooklyn Road, Bath, BA1

Three bedroom terraced house located on Brooklyn Road, Larkhall, Bath. Offered unfurnished and available end of January.

Brooklyn Road is located in Larkhall and provides great access to local amenities on St Saviours Road, 0.3 miles away where there is a co-op, farm shop, butchers, coffee shop and much more. Local walks can be found within 0.5 miles and there is a bus stop giving access to Bath city centre 0.2 miles away.

£1,895 PCM

Brooklyn Road, Bath, BA1

- Three bedrooms
- Wood floors throughout
- Initial 12 month tenancy
- Front and rear gardens
- Available end of January
- Pets considered
- Council Tax Band C
- Holding deposit: £437

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The property is accessed via a gate and has a small garden to the front. Downstairs the property has a front living room with fireplace/grate. The kitchen/dining room is open plan to the rear of the property. The kitchen has base units, integrated fridge/freezer and dishwasher as well as a double oven and gas hob, there is also a washer/dryer. The dining room and living room have refurbished wood flooring. There is a small log burner in the dining room which adds character. Open beams across the kitchen open the room up and three velux windows allow natural light in. The bathroom is located to the rear and has shower over bath, WC and sink.

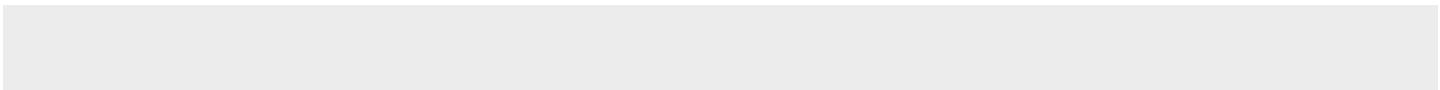
On the first floor there are two bedrooms and a WC. The refurbished wood flooring continues through the first and second floors. The master bedroom is located to the rear and has feature fireplace and sash window. The second bedroom is smaller and located to the front, there is still space for a double bed. Also on this floor is a WC and sink. The top floor has been converted into an attic room. This room could be used as a third bedroom, study or children's playroom. The room benefits from eaves storage and there is a velux window allowing in natural light.

The garden is accessed off the kitchen. There is an area laid to patio which provides a perfect area for sitting outside.

The property is available end of January and would best suit a professional couple or family. Offered unfurnished. Pets considered at landlords discretion.

Council Tax Band C - £1872.94





Floor Plan



BROOKLYN ROAD
TOTAL FLOOR AREA: 1133 sq.ft. (105.2 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 guidance only and should not 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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		81	53
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC