



# ASPIRE

— TO MOVE —



## Old Fosse Road, Bath, BA2

Old Fosse Road is located on the southern fringe of Bath close to open countryside with regular bus services to and from Bath city centre. The location works well for those who commute to Bristol with vehicle access via the A4 avoiding Bath city centre.

Local school options include St Philips primary and St Gregorys secondary College and the location is also convenient for Combe Down primary and both Ralph Allen and Beechen Cliff secondaries.

Countryside walks are literally on your doorstep, with a footpath through the fields at the back of the house leading to Englishcombe village. The Wansdyke Path is within a mile from the property which takes you across fields to the village of Southstoke.

A Sainsburys supermarket is within a mile. There are a cluster of shops on the nearby Upper Bloomfield Road including a Co-op supermarket, pharmacy, and the well-renowned 'The Old Bakery' pizza takeaway and cafe.

**£1,800 PCM**

# Old Fosse Road, Bath, BA2

- Three double bedrooms
- Assured Periodic Contract
- Edwardian cottage built in 1910
- Unfurnished
- Council tax band C - £2066.91
- Holding deposit - £415
- Available mid June
- Pets considered

A terraced Edwardian family home unfurnished with three bedrooms, westerly facing garden and off street parking. Available from mid June.

Alexandra Cottage is a beautiful Edwardian cottage built in 1910 and which delivers on character. Located on the south west fringe of Bath with many delightful countryside walks nearby.

You enter the property directly into the entrance hall. The first room on the left leads into the through living /dining room, a bright open plan space. This area benefits from wooden flooring throughout and a Bath Stone fireplace makes a fantastic focal point for the living room. A door leading off this room takes you downstairs to an undercroft providing plenty of additional storage. Towards the back of the property, the kitchen looks onto the rear garden. A small conservatory provides additional space on the side of the property and is currently used as another dining area.

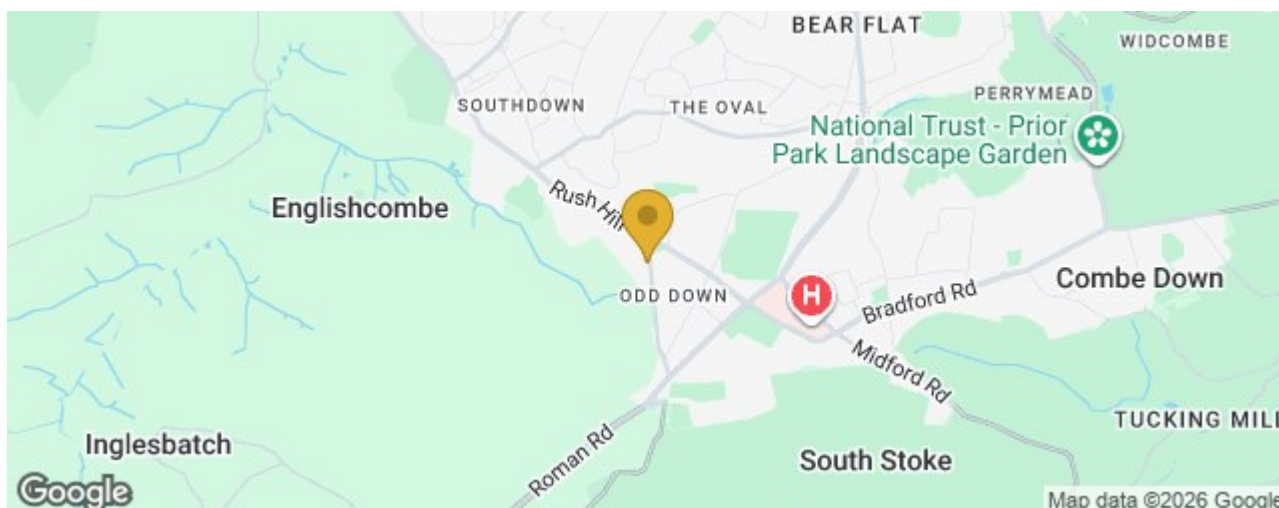
On the first floor, the largest of the bedrooms measures a spacious 15'6" X 12' and has a feature fireplace. Bedroom two and the family bathroom are also on this floor.

The large second floor bedroom, bedroom three, has stunning views across the surrounding countryside. making the most of the fantastic location that the property boasts. This bedroom also benefits from a wc cloakroom.

Externally there is an heated outside studio measuring 12' X 5'6" which is a perfect space to utilise as a home office or relaxation space. The westerly facing garden is low maintenance and is mostly laid to lawn. Through the rear gate is a hard standing providing beneficial off street parking, a storage shed and wood store.

Available mid June, and offered unfurnished.

Council tax band C: £2066.91

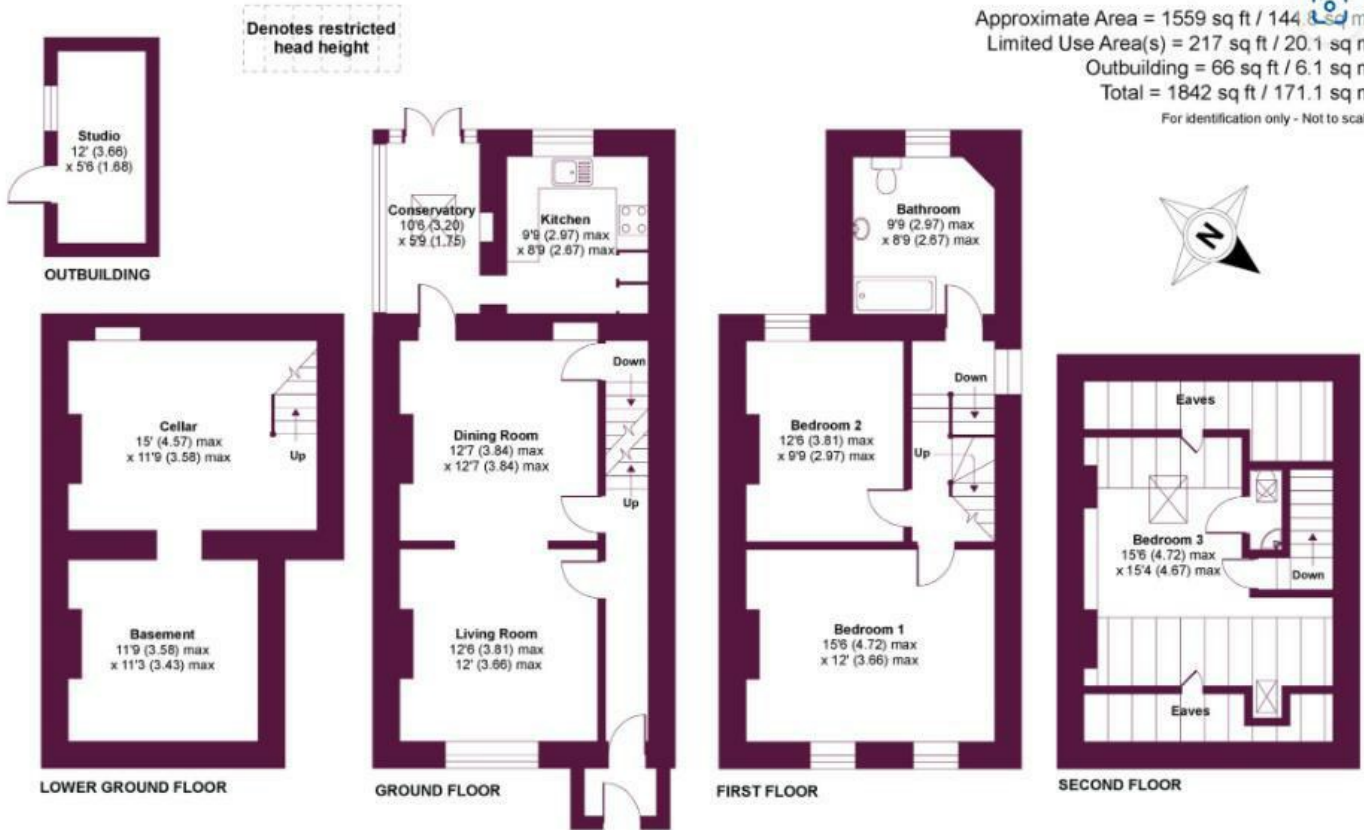




# Floor Plan

## Old Fosse Road, Bath, BA2

Approximate Area = 1559 sq ft / 144.3 sq m  
 Limited Use Area(s) = 217 sq ft / 20.1 sq m  
 Outbuilding = 66 sq ft / 6.1 sq m  
 Total = 1842 sq ft / 171.1 sq m  
 For identification only - Not to scale



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-54)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		78	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (51-61)</p> <p>B (61-80)</p> <p>C (81-100)</p> <p>D (101-150)</p> <p>E (151-200)</p> <p>F (201-300)</p> <p>G (301-400)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	