



# ASPIRE TO MOVE



## College Road, Bath, BA1

Wide steps lead up to the double front door through which you find a coir matted entrance lobby and period glass doors opening into a broad, flagstone floored reception hall. To the right you have a spacious drawing room with an open working gas fireplace and a second equally large room that could be a formal dining room, music room or a home office. Both have south-facing floor to ceiling sash windows with working shutters that overlook the front garden and offer built-in storage. To the left of the reception hall you have a beautiful kitchen/breakfast room with plenty of natural light from both the bay window and the kitchen window which overlooks the back garden. The David Armstrong kitchen is built from solid oak with granite work tops and includes a 2 door AGA, integral appliances and a wide range of base and drawer units, a built-in dresser and a walk-in larder. The ground floor also houses the walk-in cloakroom, a WC and door to the back garden. There is a mezzanine utility room with washer and dryer before reaching the first floor landing with an overhead glazed rooflight. On this floor, you will find two double bedrooms, a family bathroom and the master bedroom with en suite bathroom. All bedrooms have sash windows and working shutters. On the top floor are a further two double bedrooms with one offering an en suite shower room and the other a dressing/storage room. The first and top floors offer extensive views across Bath to Combe Down.

The property benefits from a double garage which you are able to park in front of. There is ample parking for two cars and the garage can be used partly for storage.

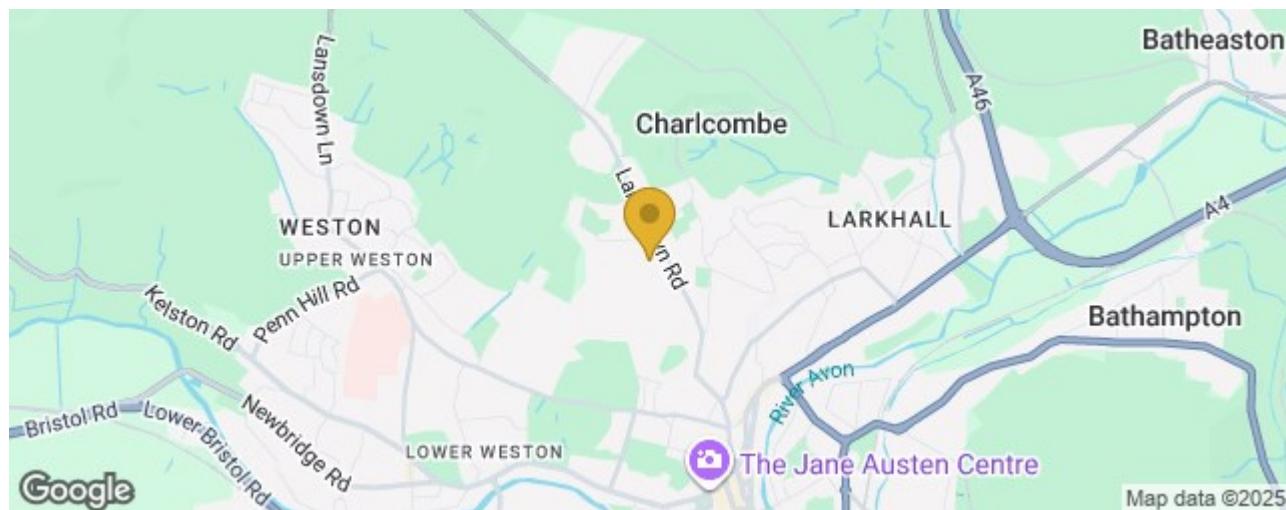
**£6,000 PCM**

# College Road, Bath, BA1

- 5 bedroom property
- Period features
- Council tax band - F - £3,198.78
- Maintained garden
- Unfurnished
- Holding deposit - one weeks worth of rent - £1,384.00
- Off street parking for 2 cars
- Available December 2025.

This beautiful family home, located on College Road in the sought after area of Lansdown is accessed via a tree-lined driveway at the end of which is ample parking for two cars. A semi-detached character property bursting with period features, it offers spacious accommodation across the ground, first and second floors with wonderful views across the city.

Coming up the driveway, you pass the large front garden with plenty of space for children's games before reaching a double garage offering ample storage and parking for two cars in front. You also reach a gate to the secluded back garden, a sun trap throughout the summer that boasts bountiful apple and fig trees.





# Floor Plan



COLLEGE ROAD, BATH, BA1

TOTAL FLOOR AREA: 2731 sq.ft. (253.7 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales	EU Directive 2002/91/EC		