



ASPIRE

— TO MOVE —



Solsbury Way, Bath, BA1

A beautifully presented, contemporary four bedroom family home with exceptional views of Solsbury Hill with parking. The property is offered unfurnished and available from the 20th February.

Solsbury Way is a charming residential area nestled in the historic city of Bath, England. Situated in the northeastern part of the city, this locale offers a serene ambiance coupled with convenient access to urban amenities. Despite its tranquil setting, Solsbury View is conveniently located within close proximity to Bath's bustling city center. Residents enjoy easy access to a wealth of amenities, including shops, restaurants, cafes, and cultural attractions, ensuring a vibrant and fulfilling lifestyle.

£2,750 Per month

Solsbury Way, Bath, BA1

- Four Bedroom family home
- Two parking spaces
- Garden and decking
- Available 20th February
- Unfurnished
- Two bathrooms
- Holding deposit: £634
- Exceptional views over solsbury
- Pets considered
- Council tax band E

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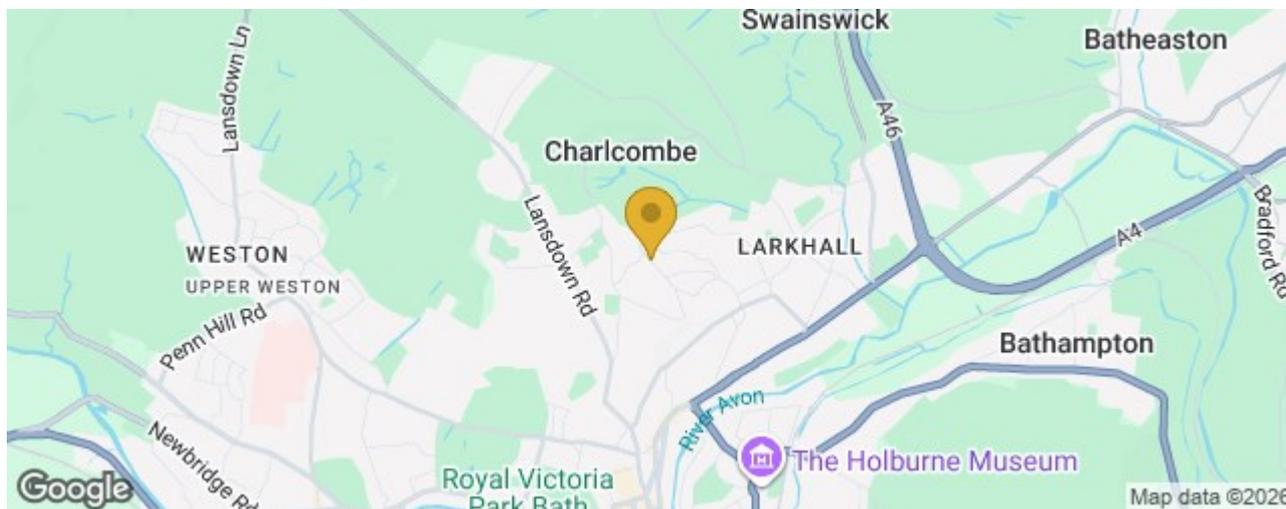
The ground floor accommodation benefits from karndeian wood floor throughout and has a downstairs cloakroom, storage cupboard leading to a large open kitchen/diner and lounge. The kitchen has a modern, minimalist look, fully equipped with dishwasher, oven and hob with extractor fan. Two bifold doors that benefit from the exceptional views perfect for enjoying a glass of wine.

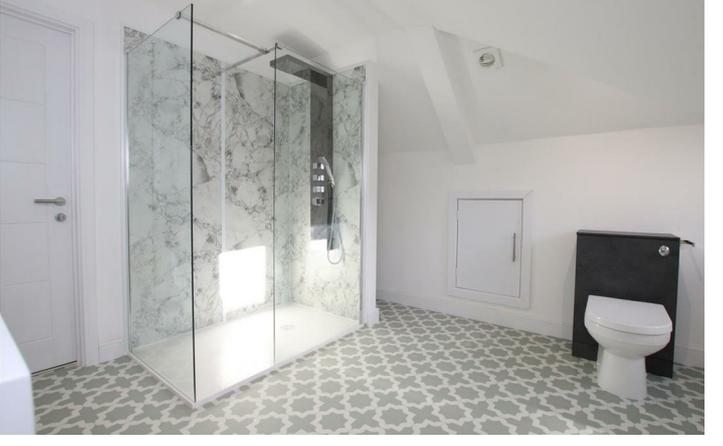
The second floor offers a large master bedroom with built in wardrobes and velux windows, a large ensuite bathroom with his and hers sink and shower. The lower ground floor offers a further two double bedrooms and a large single perfect for study and family bathroom with shower.

The rear garden with French doors opening directly onto the composite decking, this secluded area is ideal for alfresco dining and enjoying the views the property has to offer. Steps down from the decking to a lawned area with garden shed.

The property is unfurnished and is available from the 20th February. Pets considered at landlords discretion.

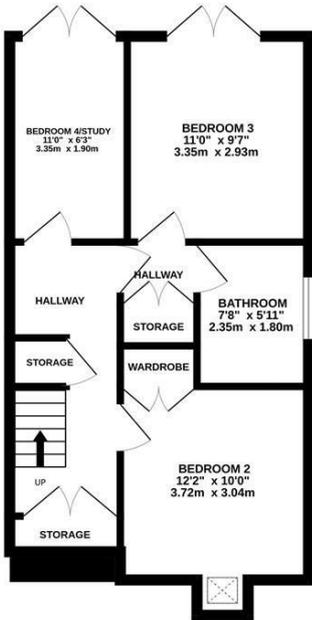
Council tax band E: £2706.67



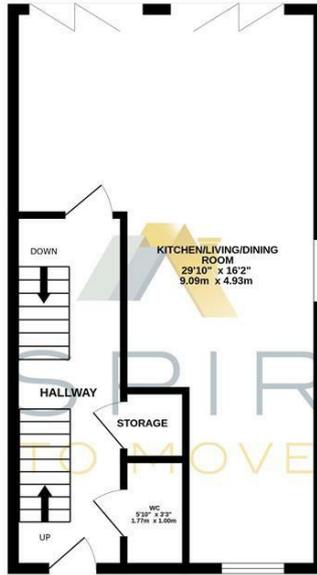


Floor Plan

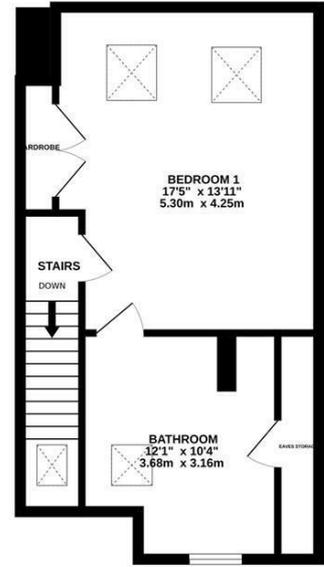
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



SULIS VIEW, BATH, BA1

TOTAL FLOOR AREA : 1376 sq.ft. (127.9 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	Environmental Impact (CO ₂) 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>	80	89	<p>Very environmentally friendly - lower CO₂ 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 (201-250)</p> <p>G (251-300)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	