



ASPIRE

— TO MOVE —



Southcot Place, Bath, BA2

Video and physical viewings available. Three bedroom terraced house located in Southcot Place, Widcombe, Bath. Garage and parking for two cars. Available unfurnished, now.

Widcombe is a highly desirable area to the south of the city famed for its parade of independent shops. The parade provides a range of shops including a hairdressers, supermarket, coffee shop, newsagent, butchers, vets and much more. Bath Spa station is just a 2 minute walk away (200m). A short walk up Widcombe Hill and you find yourself on the Bath Skyline walk and its city views.

£2,850 PCM

Southcot Place, Bath, BA2

- Video viewing available
- Available now
- Council tax band E
- Three bedrooms plus study
- Two minute walk to Bath Spa train station
- Holding deposit: £657
- Parking for two cars and garage
- Lovely views towards Bath City centre

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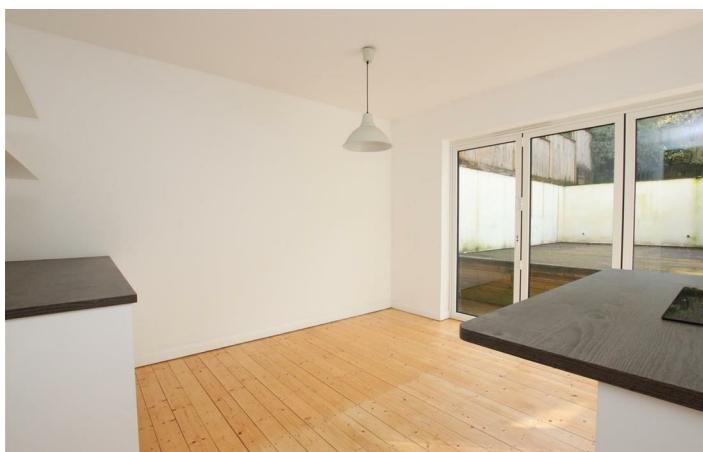
The property is set mid-terrace and provides parking to the front for two cars. You enter into the hallway with marble floor tiling and this provides access to the study, garage and stairs to the first floor. The garage has electric door and to the rear a utility area with sink, washing machine and dryer.

To the first floor you find the living room to the front aspect with plantation shutters to the windows which provide lovely views towards the city. Bespoke built shelving unit with cupboards and ample space for books and storage. The landing gives access to a shower room with WC and the kitchen/diner. The kitchen diner is a great entertaining space with central island with hob, modern wall and floor units with worktop, built-in ovens (one is a steam), microwave, sink, fridge freezer and dishwasher. Stripped wooden flooring with glazed bi-folding doors opening up onto the rear terraced garden. Further stairs lead up to the second floor which is a light space with vaulted ceiling rooflights letting natural light flood in. On this level you find three bedrooms and family bathroom with bath, washbasin and WC. The master bedroom is to the front and has two wardrobes for storage.

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

Council tax band E: £2706.67





Floor Plan



SOUTHCOT PLACE, WIDCOMBE, BATH, BA2
TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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 | | Environmental Impact (CO ₂) Rating | |
|--|---|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 87 | |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (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 |