



£3,950 PCM

Sydney Wharf, Bath, BA2



Available now, this stylish three bedroom semi detached Bath home boasts a stunning kitchen diner, cosy wood burning stove, landscaped garden and beautiful interiors.

Raby Villas is conveniently positioned for access to Bath city centre and its shops, cafés, restaurants and cultural attractions. Local shops can be found on Bathwick Hill, 0.1 miles away and Sydney Gardens is just 0.2 miles away. Bath Spa railway station provides connections to Bristol and London Paddington, while nearby canal and riverside walks offer opportunities to enjoy the surrounding area.



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About the property

Available now, this beautifully presented three bedroom semi detached home on Raby Villas, Bath, combines character with stylish contemporary interiors, an impressive kitchen and dining space, and an attractive landscaped garden with garden room.

The welcoming living room features a bay window, wood burning stove and fitted shelving, creating a comfortable space to relax. To the rear, the spacious kitchen is fitted with shaker style cabinetry, contrasting worktops, integrated cooking appliances and a breakfast bar. Double oven, fridge freezer and dishwasher are provided. This opens into a light filled dining area, where skylights and wide folding doors connect the house to the garden. A separate utility room provides additional practical space and a washing machine and tumble dryer are provided.

Upstairs, the property offers three bedrooms, two on the first floor and third on the top floor. Both bedrooms on the first floor have beds provided and the rear bedroom has an ensuite shower room. The contemporary bathroom features a freestanding bath, separate shower enclosure and vanity basin. The top bedroom enjoys leafy views, has eaves storage and an ensuite shower room.

Outside, the landscaped rear garden combines paved seating areas with raised beds, established planting and attractive stone walls, providing a lovely setting for outdoor dining. A garden room has also been added, creating a lovely space to sit and relax.

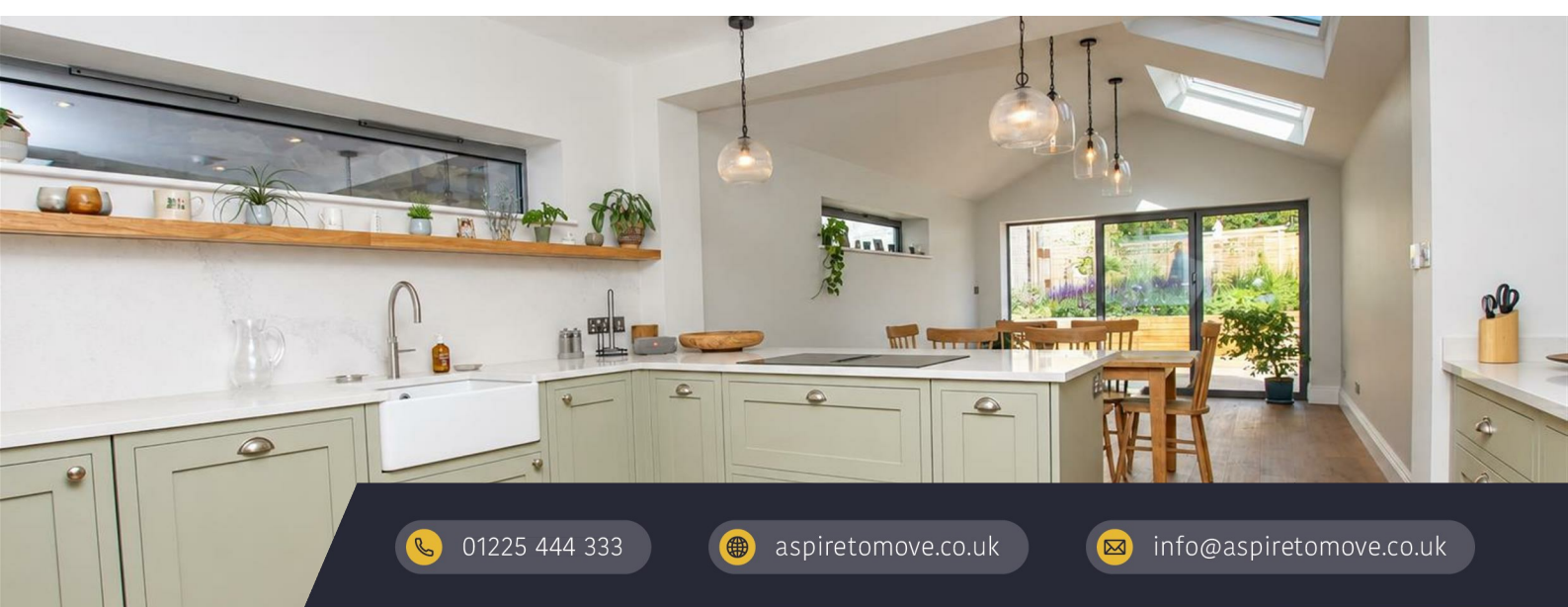
Available now and offered part-furnished.

Council tax band

Council tax band:

£3,950 PCM

- Three double bedrooms
- Available now
- Landscaped garden with garden room
- Council tax band: Awaiting confirmation
- Close to Sydney Gardens and the Kennet & Avon canal
- Two ensuite bedrooms and one family bathroom
- Offered part furnished, two beds, dining table and chairs
- Central location
- Holding deposit: £911
- One allocated parking space



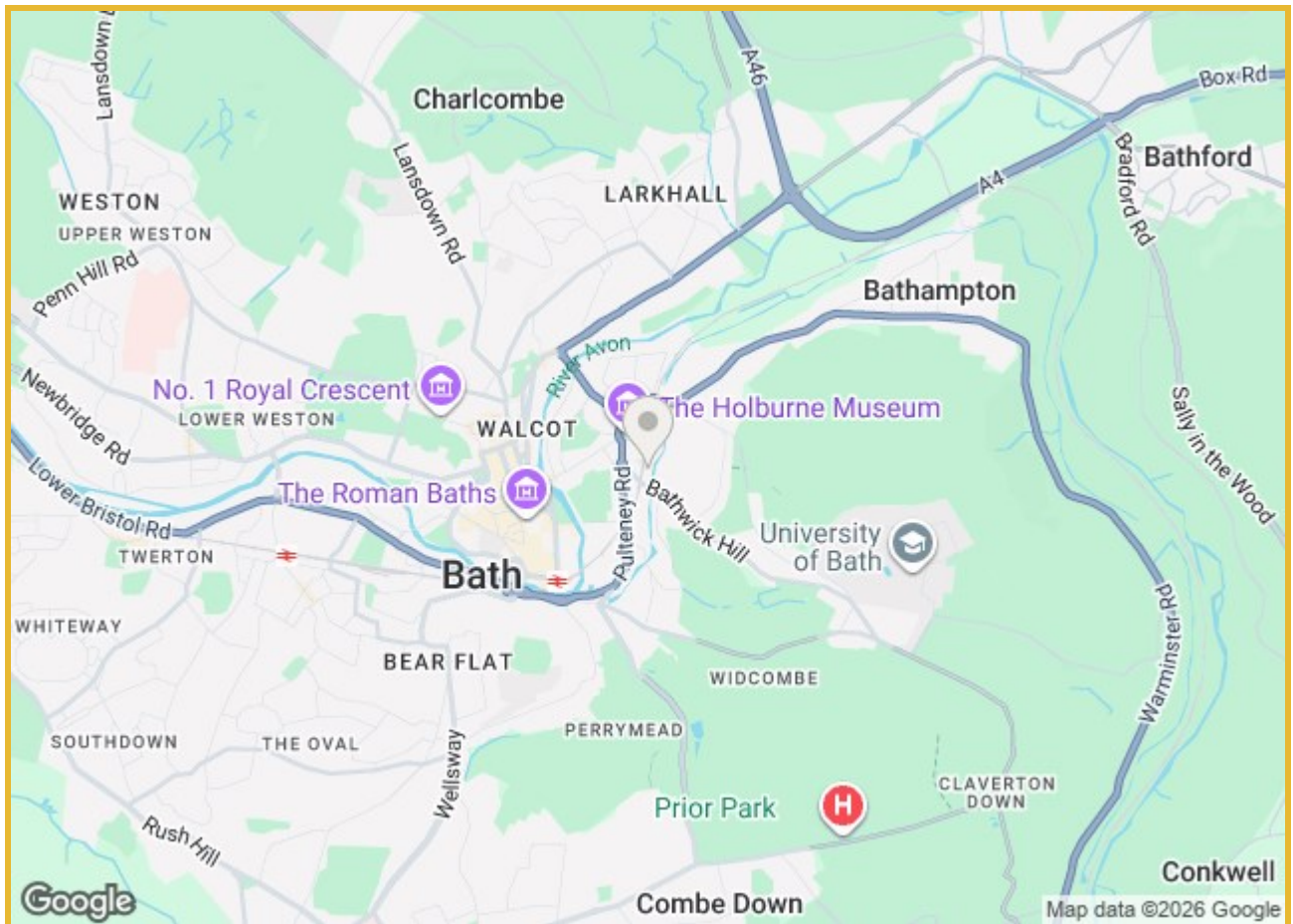
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Floor Plan



RABY VILLAS, BATH, BA2

TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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		
(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		