



# ASPIRE TO MOVE



## Lymore Avenue, Bath, BA2

Set on Lymore Avenue in the ever-popular Oldfield Park, no. 26 has been newly renovated, and is available to rent now.

Oldfield Park is particularly well regarded for its outstanding selection of schools, making it a firm favourite with families

For an active lifestyle, residents are spoiled for choice. Several modern gyms are located nearby, and the Linear Park Cycle Path offers a scenic, traffic-free route for walking, running, or cycling, linking green spaces and providing easy access towards the city and beyond.

Everyday conveniences are right on your doorstep. Oldfield Park Train Station is within easy reach, offering regular services into Bath Spa, Bristol, and the wider region, ideal for commuters. Just a short stroll away, Moorland Road provides a vibrant high street atmosphere with an excellent mix of independent cafés, bakeries, shops, and essential services, all contributing to the area's lively yet relaxed feel.

The property also benefits from excellent access to Bath City Centre, whether on foot, by bike, or public transport, allowing residents to enjoy the city's historic attractions, shopping, dining, and cultural life with ease. Bristol is equally accessible, making this an ideal base for those who need to travel further afield.

**£2,100 PCM**

# Lymore Avenue, Bath, BA2

- 3 bedroom house
- Garden
- Newly renovated
- Available now
- Allocated parking space
- Holding deposit - £484.00
- Garage
- Loft conversion
- Council Tax Band - C

Aspire is delighted to welcome this spacious three bedroom house new to the market, located on the popular Lymore Avenue, it is newly renovated and available to rent now.

You enter the property on the ground floor via the entrance hall.. From here, the staircase rises to the upper floors, while the main living areas are ahead.

To the front of the house is the living room, a generous and well-proportioned space measuring approximately 16'8" x 11'7". This room benefits from excellent natural light and will comfortably accommodate furniture, making it an ideal everyday living space.

Moving through the downstairs, you arrive at the dining room, positioned centrally within the home. This is a versatile room well suited for family dining, with useful under-stairs storage tucked neatly away.

Beyond the dining room is the kitchen, located toward the rear of the property. The newly fitted kitchen offers ample worktop and storage space, oven with induction hob. Adjacent to the kitchen is a ground floor WC and an additional room perfect as an office space or playroom, this room provides access to the garden.

Now upstairs and to the front of the property is bedroom one, a spacious double room measuring 16'8" x 11'7", offering plenty of room for wardrobes and additional furniture.

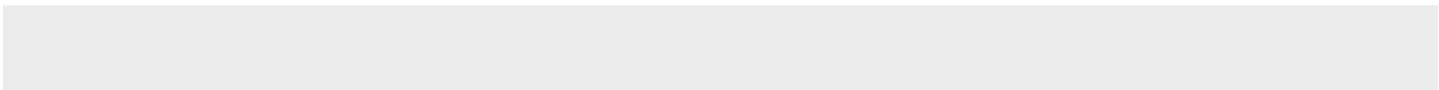
To the rear is bedroom two, another comfortable double bedroom measuring 11'10" x 11'3", ideal as a guest room, child's bedroom, or home office.

The family bathroom is also located on this floor, with both a shower and bathtub.

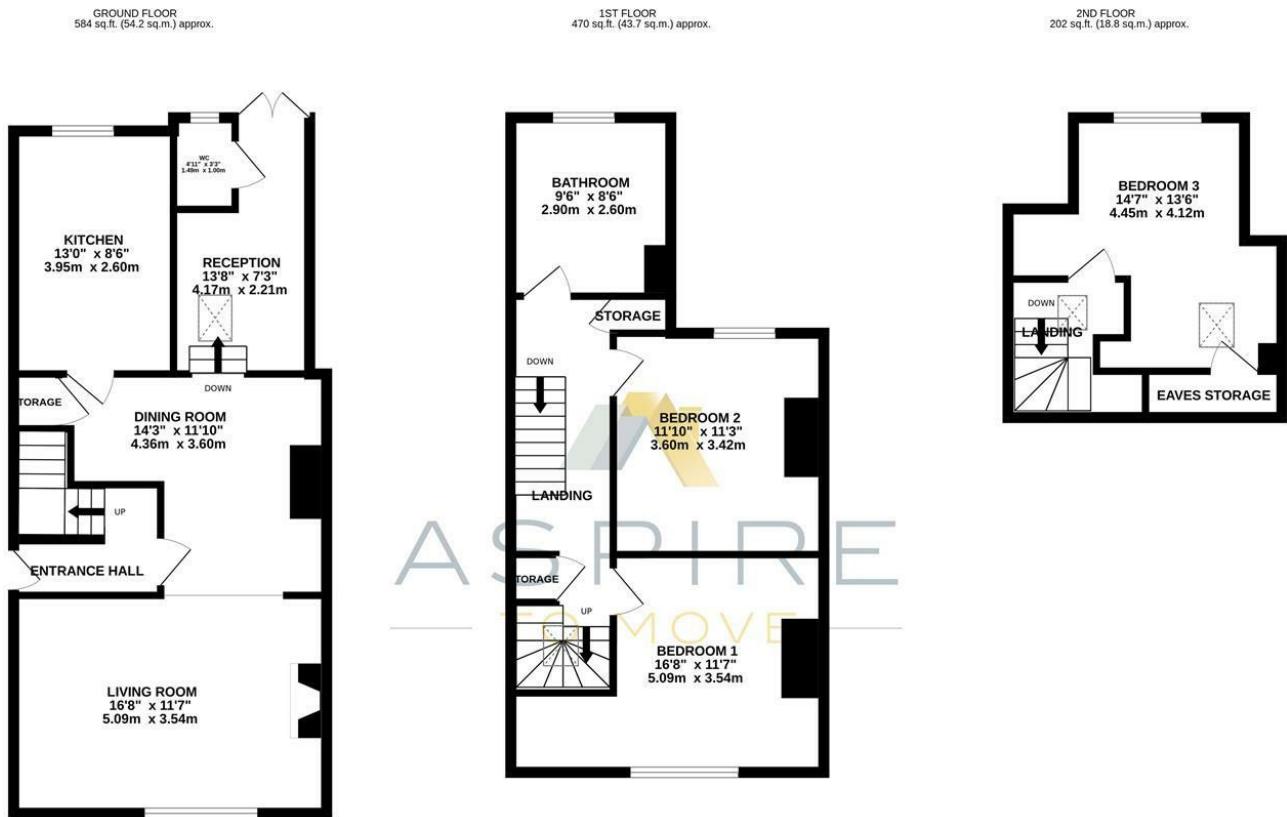
Bedroom three is located in the loft converted top floor, it is a generous room measuring 14'7" x 13'6", making excellent use of the available space. This floor also benefits from eaves storage, ideal for keeping larger or seasonal items neatly tucked away.

Outside, you will find a paved low maintenance garden, on street parking and a large accessible garage.





# Floor Plan



LYMORE AVENUE, BATH, BA2

TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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			85
(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	

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	