



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 June.

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.

£2,650 Per month

Solsbury Way, Bath, BA1

- 4 Bedroom family home
- 2 parking spaces
- 2 Bathrooms
- Available from June
- Unfurnished
- Karndean flooring
- Holding deposit: £611
- Exceptional views
- Pets Considered
- Council tax Band E

A beautifully presented contemporary four bedroom family home with exceptional views of Solsbury Hill with parking and pets considered. The property is offered unfurnished and available from June 2025.

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The ground floor accommodation benefits from karndean 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 fridge/freezer, dishwasher, oven and hob with extractor fan. The living area has two bifold doors that benefit from the exceptional views, perfect for enjoying a glass of wine.

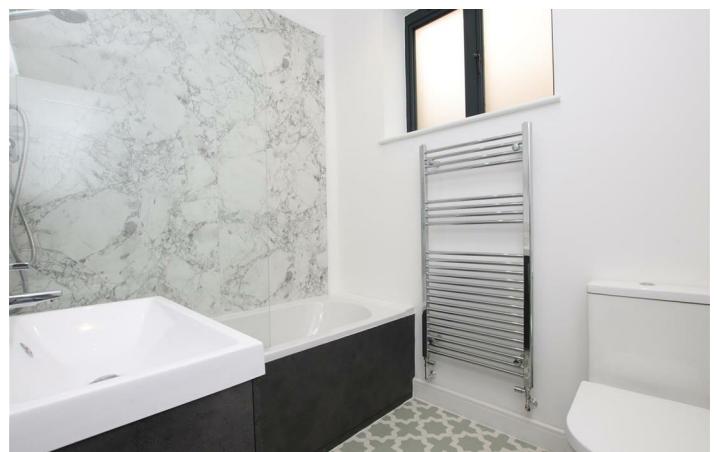
The second floor offers a large master bedroom with built in wardrobes and velux windows. This room benefits from an ensuite shower room with his and hers sink, WC and walk in shower. The lower ground floor offers a further two double bedrooms and fourth bedroom which could be used as a single bedroom or study. There is also a family bathroom with shower over bath, WC and sink.

To the rear there is a 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.

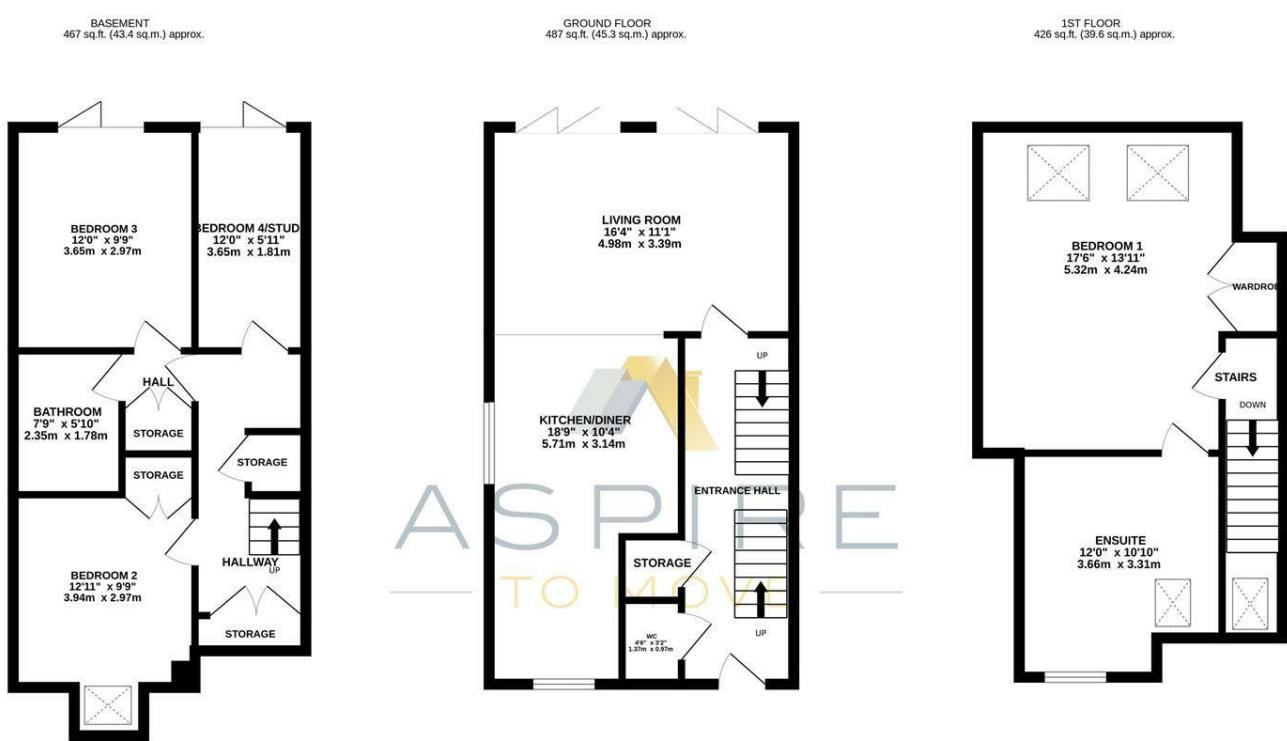
The property is offered unfurnished and is available from June. Pets considered at landlords discretion.

Council tax band: E - £2,706.67





Floor Plan



MINERVA LODGE
TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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			
(81-91) B		80	89
(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	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC