

TO LET



Martin & Co Bath
1 Cleveland Terrace • Bath • BA1 5DF
T: 01225 429999 • E: bath@martinco.com

01225 429999
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Morford Street, Bath

3 Bedrooms, 1 Bathroom, Mid Terraced House

£1,900 pcm





Morford Street, Bath

Mid Terraced House,
3 bedroom, 1 bathroom

£1,900 pcm

Date available: 19th February 2024

Deposit: £2,192.30

Unfurnished

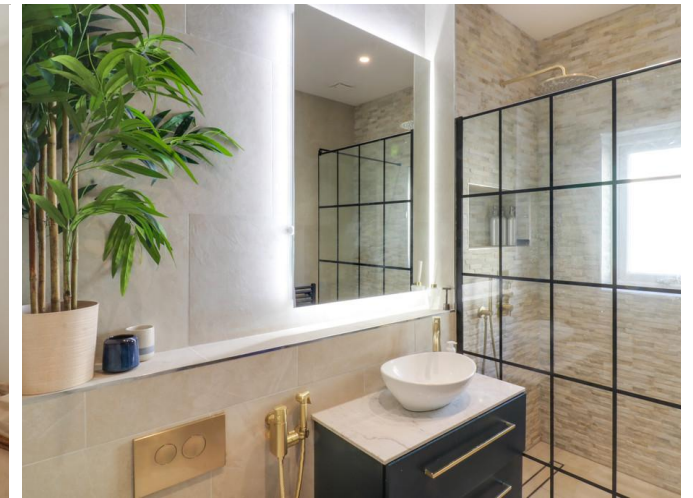
Council Tax band: C

- Modern terraced house
- Three bedrooms
- Excellent condition throughout
- Wooden decked back garden with storage
- Off-street parking
- Available 19th February
- EPC rating C

This modern terraced property offers a smart and comfortable home to a professional couple or family. Ideally located, the house benefits from local shops close by on Julian Road or Bartlett Street, green space at Hedgemead Park 0.1 miles away, and George Street at the top end of Bath city centre 0.3 miles away.

You enter the property via a recessed porch, coming through to a hallway with space for coats and shoes, and a door to a downstairs cloakroom. Going through to the open-plan family living space, this is a bright room with a window to the front and both sliding glass doors and a window to the back. The kitchen is tucked away to one end and is attractively set up, including marble-effect stone worktops, designed cabinetry, fridge/freezer, dishwasher, and washing machine; a tumble dryer is also included in a separate under-stairs cupboard. The open-plan design allows for plenty of room for dining and living, with flexibility to also set up a

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		



home office area or playspace.

Ascending to the first floor, this offers two double bedrooms, one of which has a large wardrobe with sliding doors, and a third single bedroom. A modern shower room with WC, basin, and rainforest shower completes the upstairs.

The property benefits from an enclosed back garden which has been laid with wooden decking and includes storage. A back gate leads out to the residents' parking area behind Morford Street, which tenants have permission to park in on a first come basis. Permit parking for Central zone is also available on-street.

Available from 19th February, the property is offered unfurnished. The landlord may consider pets in exceptional circumstances.

