

12 FOXCOMBE ROAD, BATH, BA1 3ED

£3,500 per month*

Carter Jonas

FOXCOMBE ROAD, BATH, SOMERSET, BA1 3ED

A handsome recently renovated and restored 4 bedroom, 2 bathroom family home to the west of Bath City Centre in Lower Weston with parking space and garage.

- Living Room
- Sitting Room
- Dining /Breakfast Room
- Kitchen
- Cloakroom
- 4 Bedrooms
- 2 Bathrooms
- Garden
- Garage
- Driveway Parking



THE PROPERTY

We are pleased to be able to offer to the lettings market, this well presented family home which is ideally situated in the highly desirable area of Newbridge, just west of Bath city centre.

Having undergone a comprehensive renovation within the last 5 years, this attractive end-of-terrace period property offers exceptionally light and spacious accommodation arranged over three floors. The ground floor comprises a welcoming sitting room with bay window, a further reception room to the rear, a dining room opening through to the kitchen, and a cloakroom/WC. The well-appointed kitchen is fitted with an oven and ceramic hob, integrated dishwasher and washing machine, and space for a fridge/freezer.

Stairs rise from the entrance hall to the first floor, where there are two generous double bedrooms, a further smaller double bedroom, and a family bathroom featuring both a bath and separate shower. Occupying the second floor is an impressive principal bedroom with en-suite shower room. Throughout the property, the generous ceiling heights enhance the sense of space and light.

Externally, the property benefits from a delightful rear garden, accessed both from the kitchen and via a useful side passage. A particular advantage for this part of Bath is the driveway providing off-street parking, together with a garage.

The property enjoys an extremely convenient location, with the popular independent shops, cafés and amenities of Chelsea Road quite literally on the doorstep. Bath city centre is within easy reach via a pleasant level walk or a short bus journey.

Available from early January 2027 and offered unfurnished.

Holding Deposit: One week's rent - £807.69 deducted from the first month's rent

Security Deposit: £4,038 -equivalent to five weeks' rent

Council Tax Band: E (please refer to the Bath & North East Somerset Council website for current charges). EPC Rating: D

Services: Mains gas, electricity and metered water

Parking: Driveway parking in front of garage plus garage and on street permit parking

Broadband & Mobile Coverage: Details of availability and speeds can be found via the Ofcom website

A superb opportunity to rent a substantial and stylish family home in one of Bath's most sought-after residential locations.

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	





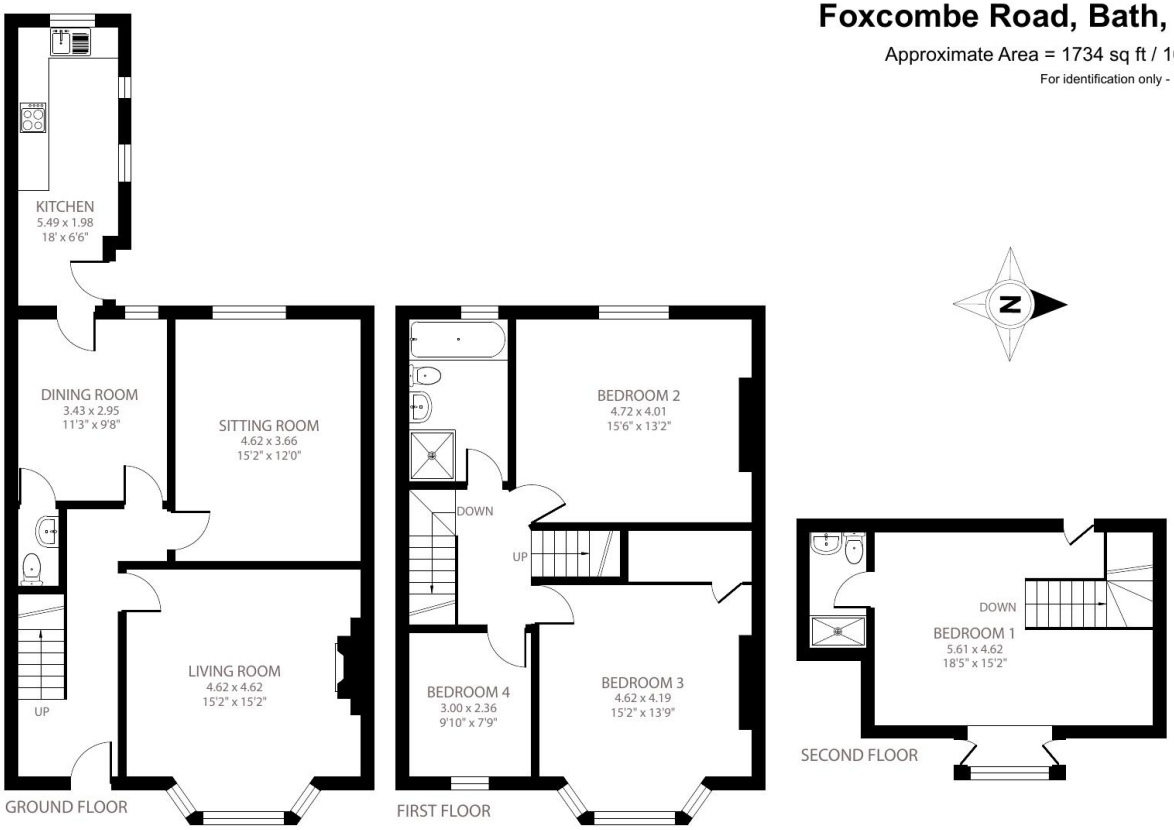




Foxcombe Road, Bath, BA1

Approximate Area = 1734 sq ft / 161 sq m

For identification only - Not to scale



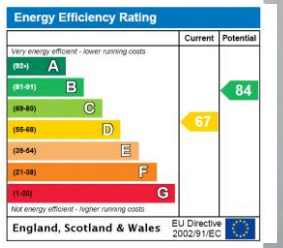






Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Carter Jonas. REF: 901538



T: 01225 747250

5-6 Wood Street, Bath, BA1 2JQ

E: bath.enquiries@carterjonas.co.uk

OnTheMarket

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. ***Administration fees may apply depending on tenancy type. Please contact your local branch for this information.**