



**4 HAWKERS YARD, BATHEASTON, BA1 7BY**  
£3,750 per month\*

**Carter Jonas**

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## A well presented five bedroom detached modern family house in a quiet cul de sac in an excellent location on the edge of the city of Bath with a large garden, parking and garaging.

### THE PROPERTY

Built in 2020, No. 4 Hawkers Yard sits towards the end of a small development of eight bespoke houses, enjoying rural views with light and spacious accommodation across two floors.

A welcoming reception hall opens into the large living room with a fireplace at the centre. The hall leads past the cosy family room on the right, and the study on the left, then down a short flight of four steps to the superb, open plan kitchen/dining room. The kitchen area features a central island unit and fitted storage cabinets and boasts built-in Bosch appliances, whilst the large dining area makes for an excellent entertaining space. Glazed double doors open out from the dining area onto a delightful private decked terrace, which provides wonderful views of the garden area.

All the ground floor rooms have independent underfloor heating controls (wall or phone app controlled) and have a stylish feel with large ceramic tiled flooring throughout.

A useful utility room, again off the hall, has additional storage cupboards and a further utility cupboard containing the various heating (solar & boiler), security and home networking controls and connections. The utility runs through to the integral garage at the side of the house with light and power and eave storage above. It opens onto the drive at the side of the house with additional parking for two cars. There is an EV charger in front of the garage.

The first floor provides five good bedrooms, two with en-suite facilities, all having engineered oak flooring. The principal bedroom benefits from bespoke fitted wardrobes and drawers and its en-suite benefits from a feature jacuzzi bath with a separate shower cubicle. The family bathroom similarly has a jacuzzi bath and separate shower, with this floor enjoying elevated views to the rear across a rural landscape.

The private gardens to the rear are a generous size and divided into two by a native hedge with two archways for access. At the bottom of the second lawned area there is a patio area next to the gated access to a small brook which provides a very secluded and relaxing area for unwinding



EPC Rating B. Council Tax Band G (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water. Solar heating.

Parking: In garage or driveway to rear of property.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3750.00 per calendar month:

Holding deposit of 1 week's rent £865.38

Security deposit of 5 weeks rent £4326.92

Services: All mains services are connected.

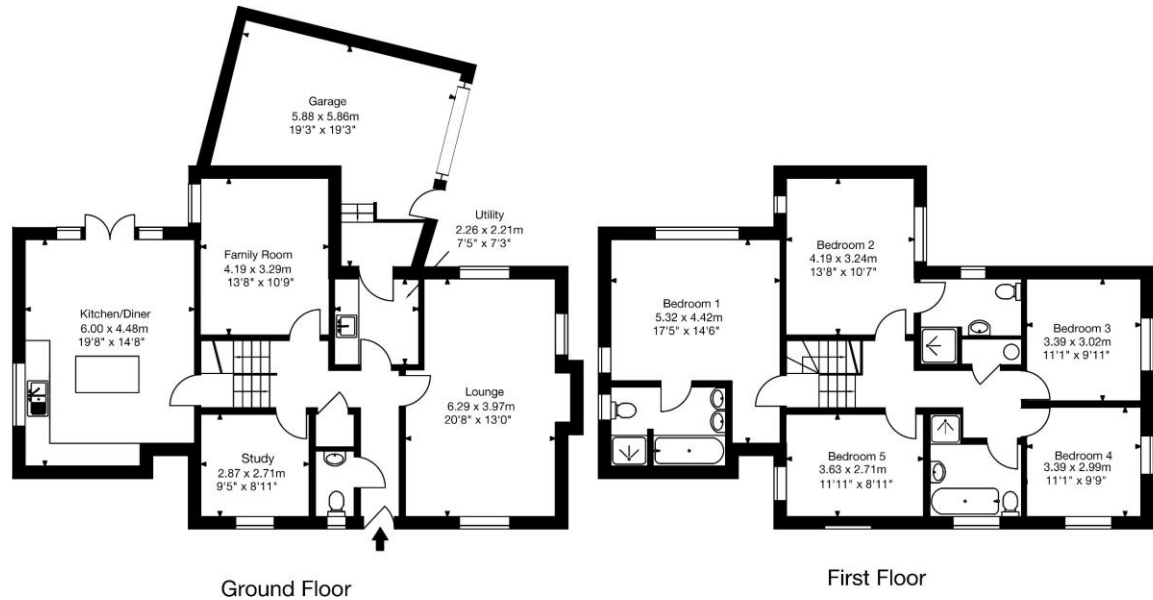
Local Authority: Bath and North East Somerset Council. Council Tax: Band G EPC: Band B

**ADDITIONAL INFORMATION**

|                 |                         |
|-----------------|-------------------------|
| Viewing         | Strictly by appointment |
| Local Authority | - Council Tax Band G    |
| Directions      |                         |



Approx. Gross Internal Area  
2045 Sq Ft - 190 Sq M  
(Excluding Garage)



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