



8 HAVILAND GROVE, BATH, BA1 4JP
£2,100 per month*

Carter Jonas

A most wonderful 3 bedroom family home in the ever popular area of Upper Weston with great access to schools, shops and Bath City Centre.

- Living Room
- Open plan Living/Dining Room Kitchen
- Utility room
- Shower Room
- 3 Bedrooms
- Bathroom
- Garden
- Off street parking

THE PROPERTY

We are very pleased to offer this wonderful 3 bedroom semi detached property in Upper Weston. The property offers lovely light and bright family accommodation of Sitting Room, ground floor Shower Room, Utility Room and an amazing open-plan kitchen/sitting room/dining room at the rear with bi-fold doors that lead to a private south facing garden. There are lovely views across to the surrounding hills and countryside from the rear terrace and garden. The kitchen has built in appliances of double oven with separate hob with extractor fan, dishwasher and fridge/freezer. The utility room has space for washing machine and tumble dryer. Stairs lead to the first floor where this is a family bathroom with bath and separate shower, main double bedroom, one smaller double bedroom and a single bedroom. EPC Band D. Council Tax Band D. (please see Bath & North East Somerset website for current cost)

This is a wonderful family home which also has the benefit of off street parking for two cars.

Offered unfurnished and available end August 2026.

Mains electric, gas and metered mains water.

Parking: for at least two vehicles to the front off street.

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

Holding deposit £484.61 (one week's rent) - to be deducted from first month's rent

5 weeks' deposit = £2423.05



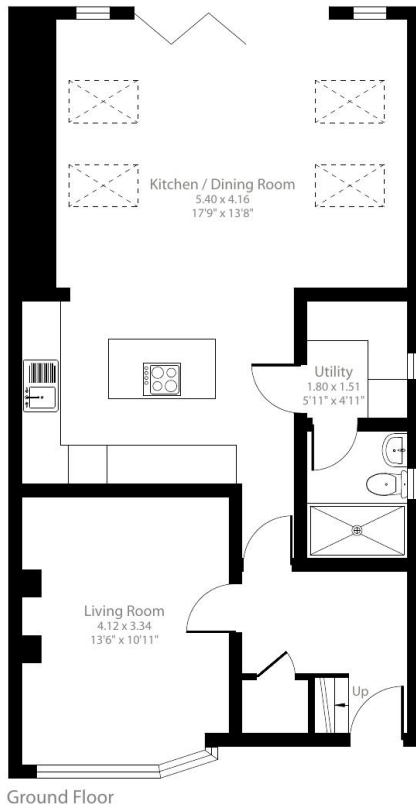
ADDITIONAL INFORMATION

Viewing Strictly by appointment

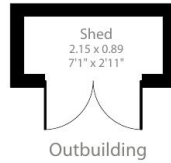
Local Authority - Council Tax Band D

Directions

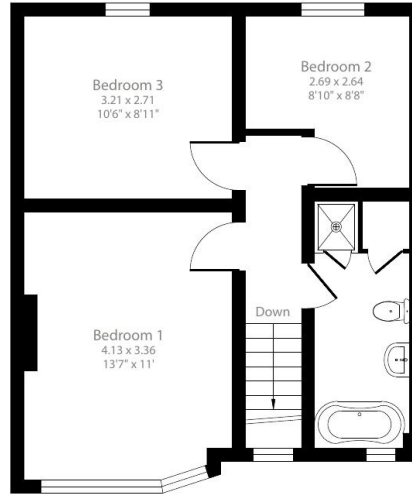




Ground Floor



Outbuilding



First Floor

Haviland Grove, Bath, BA1

Approximate Area = 1152 sq ft / 107 sq m
 Outbuilding = 21 sq ft / 1.9 sq m
 Total = 1173 sq ft / 108.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Carter Jonas. REF: 1188629

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

IMPORTANT INFORMATION

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