



**MAGDALEN HOUSE, HOLLOWAY, BATH, BA2 4PX**  
£3,500 per month\*

**Carter Jonas**



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## An extremely handsome, newly renovated, 4 bedroom period attached house on the south side of the City in Bear Flat with driveway , garage and garden.

- Sitting Room
- Dining Room
- Kitchen
- 4 double bedrooms
- 2 bathrooms
- Garden
- Garage
- Driveway parking
- Marvellous city views

### THE PROPERTY

Magdalen House has been the subject to complete renovation over recent months and is a very handsome period family home arranged over 3 floors. The solid wood floor on the ground floor covers the kitchen, the entrance hallway, the sitting room and the dining room. The reception rooms have views with views towards the Royal Crescent, Bath Abbey and the Approach Golf Course, Dining Room, Kitchen with appliances of oven with gas hob, American style fridge/freezer, washing machine and dishwasher. Stairs rise to the first floor where there are two large double bedrooms, one of which has fantastic City views, the other of which has an en-suite shower room, and an additional cloakroom. Stairs rise again to the 2nd floor where there are two further large bedrooms (one benefitting from the lovely city views) and a family bathroom. The property is approached via a wrought iron gate across the front garden. Adjacent to the side of the house is a driveway leading to a single garage and steps down to a large lawned garden. The property enjoys all the local amenities that Bear Flat has to offer which include a Co-Op, a coffee shop, restaurant, newsagent and Post Office, local Estate Agents, a florist, a Public House and local bus services into the City Centre. Beechen Cliff secondary school is also within a short walk, as is Bath city centre which can be reached on foot in about 15 minutes down the hill. A really lovely family home in a most convenient location. Council Tax Band F. Available for an initial 12 month tenancy.

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

Mains electric, gas and mains water.





Parking: To the front with permit parking or on the driveway in front of the garage.

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

At a rent of £3500 per calendar month:

Holding deposit of 1 week's rent £807.69

Security deposit of 5 weeks rent £4038.46

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### ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band F
Directions	

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## Holloway, Bath, BA2

Approximate Area = 1936 sq ft / 179.8 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 2246 sq ft / 208.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Carter Jonas. REF: 1368977

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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