



**WESTMORELAND ROAD, BATH, BA2**

£1,800 per month\*

**Carter Jonas**

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## **WESTMORELAND ROAD, BATH, SOMERSET, BA2 3EU**

A newly converted 2-bedroom house just under one mile from Bath City Centre.

- 2 Bedrooms
- Bathroom
- Rooftop Terrace
- Open Plan Living and Kitchen
- Downstairs WC

### **THE PROPERTY**

We are pleased to be able to offer to the rentals market a newly converted 2-bedroom house just under one mile from Bath City Centre.

The ground floor is spacious, and its quirky layout provides handy understairs storage spaces as well as a downstairs W.C. The living spaces are modern and open plan providing plenty of space for both sofa and dining table. The kitchen has a beautiful finish topped off by appliances of fridge/freezer, induction hob, oven and dishwasher.

The top floor is host to two bedrooms and bathroom with walk in shower as well as a wonderful rooftop space. The second bedroom would make a fabulous study space or wardrobe room and would suit well as a guest room when necessary. This contemporary property would be fabulous for a professional individual or couple looking for a wonderful home. The city centre is accessible via a flat walk and likewise for Bath Spa Railway Station.



Available for an initial 12-month tenancy. Regret, not available to students.

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

Mains electric, and mains water. Parking: Permit Parking

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

At a rent of £1,800 per calendar month: Holding deposit of 1 week's rent (£415.38 deducted from first month's rent) Security deposit of 5 weeks rent: £2,076.90

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

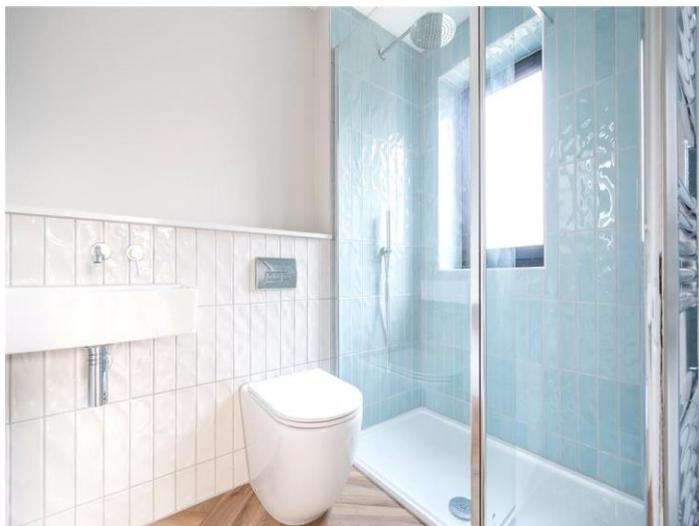
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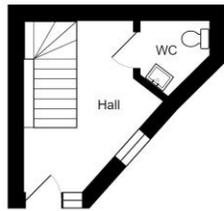
Viewing Strictly by appointment

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Local Authority BANES

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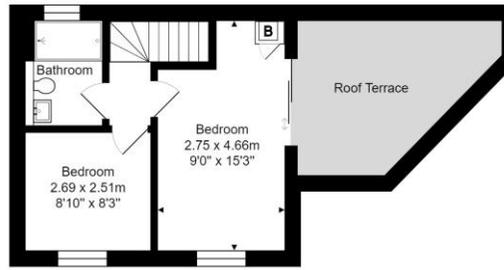




Ground Floor  
Area: 10.4 m<sup>2</sup> ... 112 ft<sup>2</sup>



First Floor  
Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>



Second Floor  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>

Total Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup> (excluding roof terrace)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcasessments.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	87	88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

**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.