



OSTLINGS LANE, BATHFORD, BA1 7RW
£2,250 per month*

Carter Jonas

A most attractive, attached, period Lodge house in the popular village of Bathford with 3 bedrooms, garden and driveway parking.

- 3 Bedrooms
- 3 Bathrooms
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Garden

THE PROPERTY

We are very pleased to be able to offer this very attractive period Lodge House situated in the popular village of Bathford, some 3 miles to the east of Bath city centre. Situated in a quiet lane, just off Church Street, and almost opposite the Church, the property enjoys the most wonderful west facing views from the garden and the front of the house. Approached via a private gated access into the garden, the house has the benefit of a private walled and fenced garden with two lockable gates ensuring privacy with a secure access.

The accommodation is light and bright having all been completely renovated over the past 5 years and now offers accommodation of living room, dining room with double doors out onto garden, modern kitchen with limestone floor and appliances of oven with induction hob, extractor fan, fridge/freezer, and dishwasher, all integrated and then a large utility room with washing machine and tumble dryer. The utility room offers lots of storage having a large and very useful cupboard. There is a shower room on the ground floor and stairs rise to the mezzanine level where there is a double bedroom/study. On the first floor are two further double bedrooms, one with en suite shower room and fitted wardrobes and a family bathroom. The house has a lovely bright and neutral decor and would offer a most comfortable and smart village home for a couple or small family. REGRET NO PETS. Off street parking for two vehicles. Council tax Band E (please see Bath & North East Somerset Website) EPC Band D. Offered unfurnished and available 16 June 2025.

Available for an initial 12 month tenancy.



Mains electric, gas and mains water.

Parking: Outside on the driveway for 2 vehicles parked in tandem.
There is right of access across the bottom of driveway for the neighbour to get into their parking, infrequently used.

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

OUTSIDE

**Lovely west facing terrace with enclosed garden.
Driveway parking for 2 vehicles.**

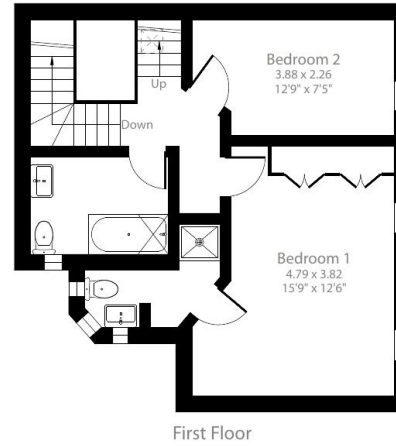
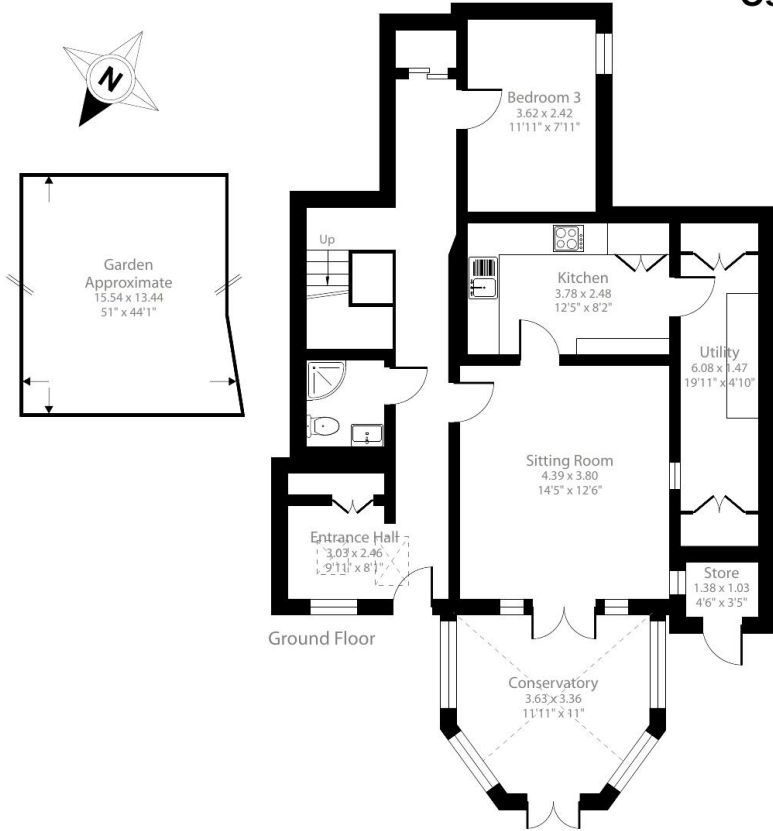
ADDITIONAL INFORMATION

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



Ostlings Lane, Bathford, Bath, BA1

Approximate Area = 1387 sq ft / 128.8 sq m
 Outbuilding = 15 sq ft / 1.4 sq m
 Total = 1402 sq ft / 130.2 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). © nlichecom 2025. Produced for Carter Jonas. REF: 1266031

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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