



**CIRCUS MEWS, BATH, BA1 2PW**  
£2,000 per month\*

**Carter Jonas**

---

## **CIRCUS MEWS, BATH, SOMERSET, BA1**

**A light and bright two-bedroom, two-bathroom modern Mews House in Circus Mews, which has been the subject of complete re-decoration and new carpets. It has the valuable benefit of an off-street parking space.**

### **THE PROPERTY**

Circus Mews enjoys a quiet spot just up behind The Circus and adjacent to Catharine Place, a most perfect City location. This pretty Mews House enjoys a semi-detached aspect and is adjacent to an archway which leads to the parking space in the rear cobbled courtyard area. The entrance hall leads to the fitted kitchen/breakfast room with oven with hob, integrated fridge/freezer, dishwasher and washing machine on the right and a living room on the left. There is also a cloakroom on the ground floor. Stairs rise from the hallway to the first floor where there is a double bedroom with en suite shower room, a second double bedroom and a bathroom with shower over bath. To the rear of the property is a single off street parking space. This really is a really wonderful City home which offers immaculate accommodation, perfect for a professional single, couple or small family. The local amenities in Margarets Buildings offer laundrette, boutique, cafe/coffee shop, restaurant, gallery and beauty salon, in addition to Bath City Centre being a 5 minute walk. Available for an initial 12-month tenancy.

EPC Rating D. Council Tax Band F (please see BANES website for current cost)

Mains electric, gas and metered mains water.

Parking: Off Street available

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

At a rent of £2000 per calendar month: Holding deposit of 1 week's rent £461.53 Security deposit of 5 weeks rent £2307.65



---

## 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

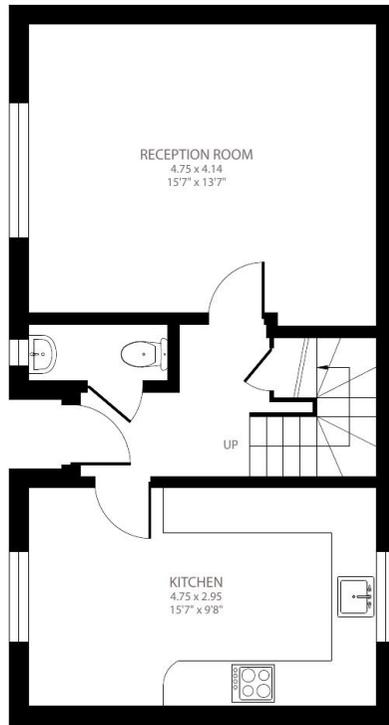
---



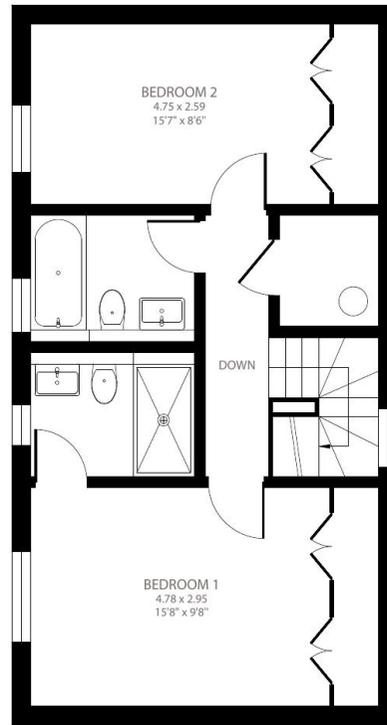
# Circus Mews, Bath, BA1

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Carter Jonas. REF: 966968

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

A member of



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.