



**WELLINGTON BUILDINGS, BATH, BA1 4EP**  
£1,850 per month\*

**Carter Jonas**

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## A Grade II Listed period cottage in the popular village of Weston with 3 bedrooms, 2 bathrooms and off street parking.

- 3 Bedrooms
- 2 Bathrooms
- Sitting Room
- Cloakroom
- Kitchen
- Front Garden
- Two off street parking spaces

### LOCATION

Wellington Buildings is a quiet no-through road a short walk from the centre of Weston village.

Weston is a true village just to the west of Bath city centre and has a wide range of shops and amenities including a bakery, hairdressers, takeaway, supermarket, post-office, chemist, greengrocers, pet shop, library, bike shop, 2 schools, 2 pubs and the well attended All Saints Church. It is also a fabulous location for the Royal United Hospital. Tucked away along a quiet no-through road, Wellington Buildings is a terrace of grade II listed 3 storey cottages built circa 1800.

### THE PROPERTY

This property has been the subject of refurbishment over the past few years and offers accommodation of living room with woodburner, kitchen with oven, fridge/freezer, dishwasher and washing machine on the ground floor. There is also a cloakroom on the ground floor. Stairs rise to the first floor where there are two bedrooms, one with en suite shower room and a bathroom. Up again to second floor and a further double bedroom.

Available for a 6 month tenancy. EPC Rating D. Council Tax Band C (please see Bath & North East Somerset website for current cost)

Mains electric, gas and mains water. Offered unfurnished and available now.

Parking: Two off street parking spaces to the front situated just in front of the garden in a fenced area.



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

At a rent of £1850 per month, Holding deposit of 1 week's rent £426.92 (deducted from first month's rent) Security deposit of 5 weeks rent £2,134.61

## **OUTSIDE**

**Garden to the front with two off street parking spaces.**

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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 - Council Tax Band C

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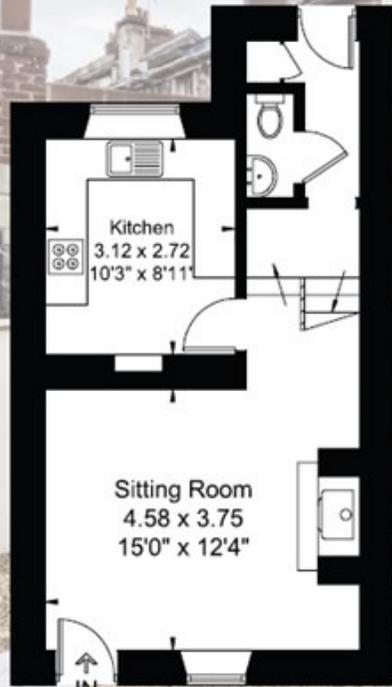
Directions

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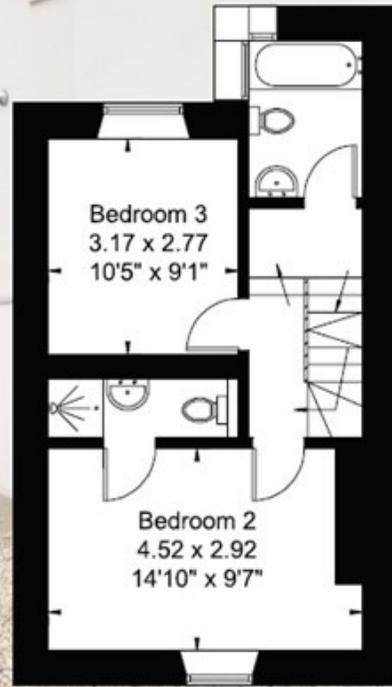


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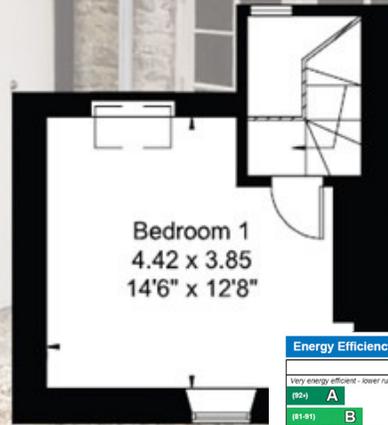
Approximate Gross Internal Area  
91.2 sq m / 981 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(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	



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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