



**FAIRWAYS, LANSDOWN, BA1**  
£2,200 per month\*

**Carter Jonas**



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## FAIRWAYS, LANSDOWN, BATH, SOMERSET, BA1 9DH

- Living Room
- Kitchen/breakfast room
- Cloakroom
- 3 bedrooms
- Bathroom
- Ensuite shower room
- Two parking spaces
- Rear garden

### THE PROPERTY

A modern three-bedroom, two-bathroom family mid-terraced home in Lansdown. The light and bright accommodation offers living room, kitchen/dining room with appliances of washing machine, fridge/freezer, oven with hob, integrated dishwasher. The kitchen has bi-fold doors out onto the rear garden with gate providing rear access. There is also a cloakroom on the ground floor. Stairs rise from the hallway to the first floor where there is a master bedroom with ensuite shower room, a further double bedroom, a single bedroom and a family bathroom. There are two off-street parking spaces to the front.

Set in an elevated position in the attractive Lansdown area of Bath this property is a wonderful home with great access. Just 10 minutes from the centre of Bath, close to good road and rail links, and some of the area's most beautiful landscape all around including Bath Racecourse.

A modern 3-bedroom mid terraced house in Lansdown with two off street parking spaces and rear garden.






As well as these benefits, you'll also find several highly commended schools for all ages close by. The M4 at junction 18 is some 8 miles to the north giving easy access to Bristol and the M5 to the west and Swindon, Reading, Oxford and London to

the east. Bath City Centre is 1 mile to the south and the Park & Ride at Lansdown is a couple of minutes away giving frequent bus access into the City Centre. Offered unfurnished or part furnished. Available for an initial 12-month tenancy. EPC Rating B. Council Tax Band D. (Please see Bath & North East Somerset website for current cost) Mains electric, gas and metered mains water. Parking: Two off-street parking space to the front. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. At a rent of £2,200 per calendar month: Holding deposit of 1 week's rent £507.69 (deducted from first month's rent) Security deposit of 5 weeks rent £2,538.45

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months. Longer terms will be considered
Viewing	Strictly by appointment



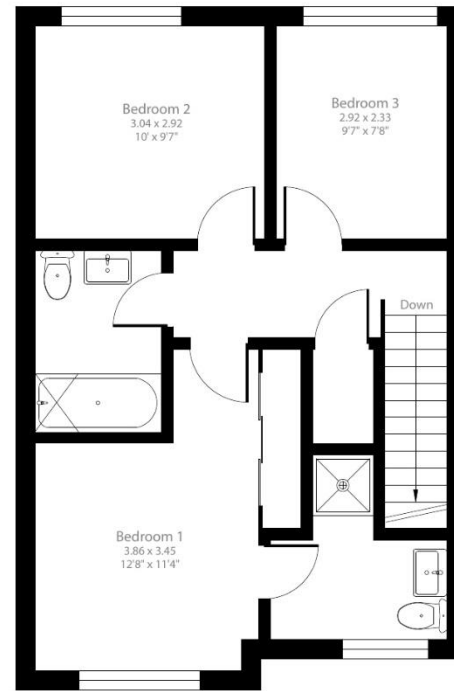
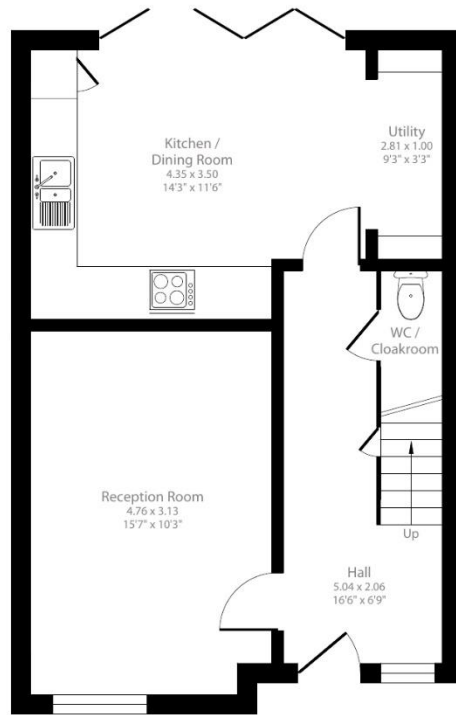
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

07764 326777

## Fairways, Lansdown, Bath, BA1

Approximate Area = 938 sq ft / 87.1 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). © nchecom 2025. Produced for Carter Jonas. REF: 1266360

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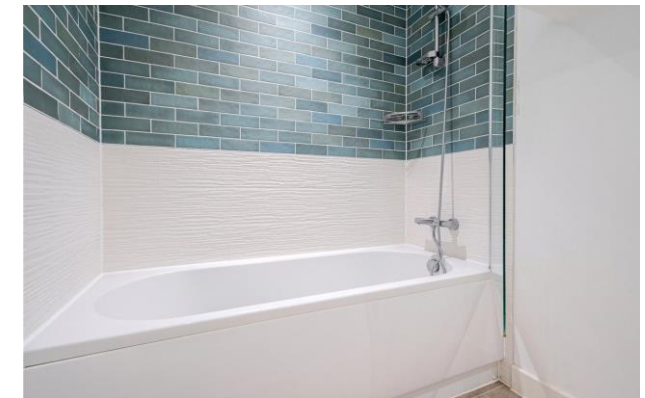
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Classification L2 - Business Data



### IMPORTANT INFORMATION

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