



**37 KEMPTHORNE LANE, BATH, BA2**  
£1,600 per month\*

**Carter Jonas**



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## A modern 2 bedroom, 2 bathroom terraced house on the south side of Bath in Combe Down.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Kitchen/Breakfast Room
- Cloakroom
- Garden with patio
- Off street parking space

### THE PROPERTY

A modern terraced house in Combe Down situated in a leafy location in Kempthorne Lane, very convenient for the Odd Down park and ride. The light and bright accommodation comprises entrance hallway with cloakroom, Living Room with wood floor, kitchen/breakfast room with appliances of fridge/freezer, dishwasher and washing machine. There is also an oven and gas hob. The kitchen door leads out onto the rear enclosed garden complete with patio. Upstairs on the first floor there are two double bedrooms, one with an en-suite shower room and double fitted wardrobe, and an additional bathroom with shower over bath. The central heating is gas via a gas combi boiler and there is off street parking for one car. The front of the house looks out onto a grassed area. A lovely house that would suit a professional couple or small family. Regret no pets. Available for an initial 12 month tenancy.

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

Mains electric, gas and metered mains water.

Parking: One off street parking space.

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





At a rent of £1600.00 per calendar month: Holding deposit of 1 week's rent £369.23 Security deposit of 5 weeks rent £1,846.15

**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 C
Directions	







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	78	
(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

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