



**TUNLEY, BATH, BA2**  
£1,850 per month\*

**Carter Jonas**

## 2 CORONATION VILLAS, TUNLEY, BATH, SOMERSET, BA2 0DZ

- Kitchen/breakfast room
- Living Room
- 3 Bedrooms
- Bathroom
- Rear enclosed garden
- Two off street parking spaces
- Recently refurbished

### THE PROPERTY

We are pleased to offer to the rentals market a 3 bedroom, bay fronted period home in the village of Tunley, 5 miles to the south of Bath City centre. The property has been the subject of complete renovation and modernisation within the past 2 years and offers the immaculate accommodation of living room with bay window, kitchen/breakfast room with all appliances and central breakfast bar island. French doors lead from the kitchen to the south facing terrace and garden. There is also a cloakroom on the ground floor off the kitchen. Stairs rise to the first floor where there are two double bedrooms and a bathroom having bath and separate shower. Up again to the second floor where you will find the third double bedroom, having wonderful views across the garden to the fields beyond. This is a wonderful home suitable for a professional couple or family.

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, oil central heating and mains water. Parking for two vehicles just to the front of the property, off street with an electric car charging point. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. Garden approached by a shared access path that leads to the gate in the rear garden. At a rent of £1850 per calendar 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

A 3 bedroom , recently renovated, home in the village of Tunley, some 5 miles south of Bath with a south facing garden.



## OUTSIDE

Long rear garden with terrace and views across fields .

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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

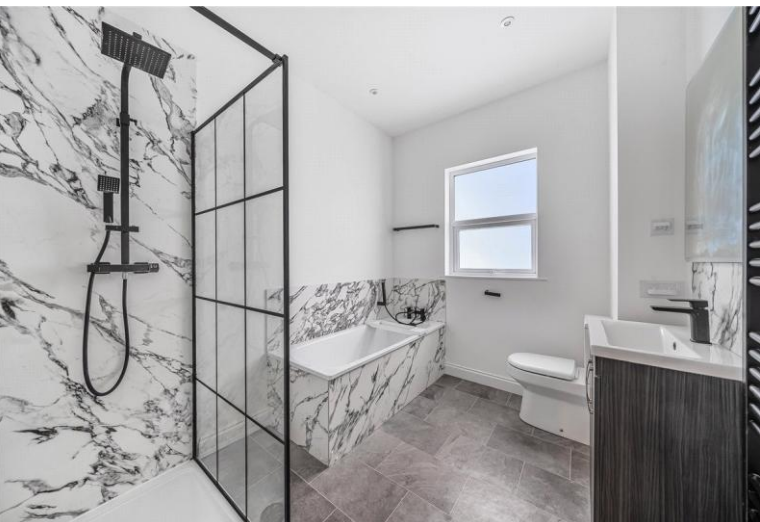
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Local Authority - Council Tax Band C

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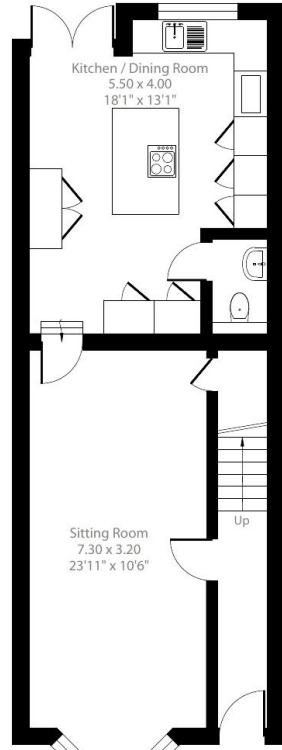
Directions

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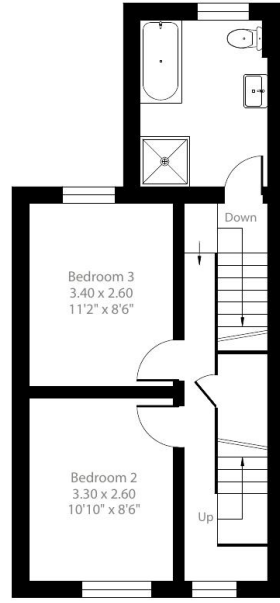


# Coronation Villas, Tunley, Bath, BA2

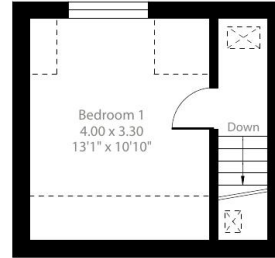
Approximate Area = 1120 sq ft / 104 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Total = 1167 sq ft / 108.3 sq m  
 For identification only - Not to scale



Ground Floor



First Floor



Second Floor

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1206907

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

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.