



FLAT 2, HOPE COTE LODGE, CHURCH ROAD, COMBE DOWN, BA2 5JJ
£2,500 per month*

Carter Jonas

- Living Room
- Kitchen
- Dining Room
- 2 bedrooms
- 2 bathrooms
- Garden
- Off street parking space

THE PROPERTY

A most wonderful two bedroom apartment on the ground floor of a grand period residence in the ever popular area of Combe Down, just about 1.5 miles south of the City Centre. Hopecote Lodge consists of 7 apartments and Flat 2 is approached across its own private garden and the front door leads to the kitchen and dining room. The dining room has an electric AGA and the kitchen has appliances of oven with gas hob, fridge/freezer and dishwasher. The washing machine is situated in a separate communal laundry room, where there is one washing machine per apartment. There is a wonderful Sitting Room, 2 large double bedrooms (one having French Doors to the garden), a shower room and bathroom. The garden is private and pretty and includes a gravelled area which is perfect for al fresco dining.

This really is a most wonderful home with in excess of 1400 sq.ft of accommodation. Offered unfurnished and available Monday 8th June 2026. Would suit a professional couple, single or small family.

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

Mains electric, gas and mains water.

Parking: On street

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

At a rent of £2500 per calendar month:

Holding deposit of 1 week's rent = £576.92

Security deposit of 5 weeks' rent £2884.61

A most wonderful 2 bedroom garden apartment on the ground floor of a period residence in Combe Down.



OUTSIDE

Private garden approached via a gate leading to the front door of the property.

ADDITIONAL INFORMATION

Offers

Viewing Strictly by appointment

Local Authority - Council Tax Band E

Directions



Approximate Area = 133.4 sq m / 1436 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 318526

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(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.enquiries@carterjonas.co.uk



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.