



CORONATION VILLAS, TUNLEY, BATH, BA2 0DZ
£2,000 per month*

Carter Jonas

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

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

THE PROPERTY

We are pleased to offer to the rentals market this 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. Externally there is a long rear south facing garden which borders open fields. 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, electric central heating and mains water. Parking for two vehicles just to the front of the property, off street.

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 £2000 per calendar month: Holding deposit of 1 week's rent £461.53 (deducted from first month's rent) Security deposit of 5 weeks rent £2,307.69

OUTSIDE

South facing rear garden and terrace with wonderful open field views and off street parking for two cars to the front.

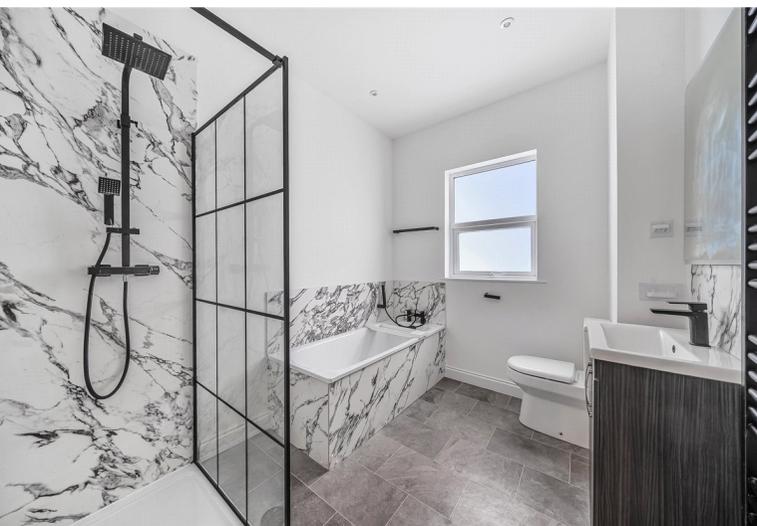
ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

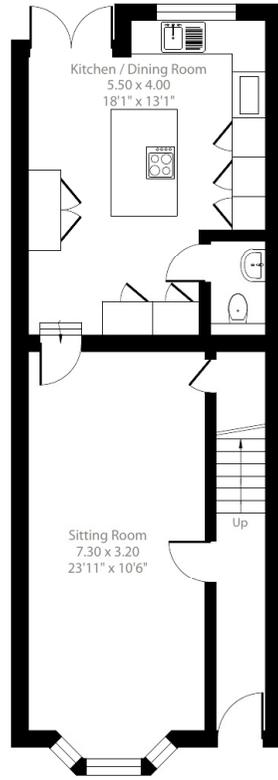
Local Authority - Council Tax Band C

Directions

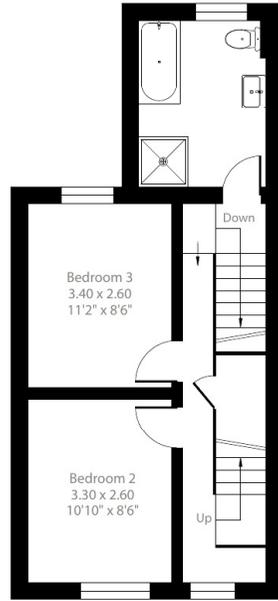


Coronation Villas, Tunley, Bath, BA2

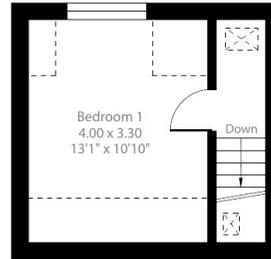
Approximate Area = 1120 sq ft / 104 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Total = 1167 sq ft / 108.3 sq m
 For identification only - Not to scale



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). © nchecon 2024. Produced for Carter Jonas. REF: 1206907

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		72	83
EU Directive 2002/91/EC			

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Classification L2 - Business Data

IMPORTANT INFORMATION

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