



**CHURCH STREET, BATHFORD, BA1 7RS**

£3,950 per month\*

**Carter Jonas**

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## A wonderful family home in the popular village of Bathford, some 3.5 miles to the east of Bath city centre with 3 bedrooms and 2 bathrooms.

- Hallway
- Kitchen
- Utility room
- Living Room/Dining Room
- Study/TV Room
- 3 Bedrooms
- 2 Bathrooms
- Garden
- Garage

### THE PROPERTY

Bathford is a popular village with a number of amenities including a village shop and an outstanding primary school. There is also a Rugby Club and a Cricket Club, in addition to a good bus route into Bath. The village offers convenient access to Box, Corsham and to junction 18 of the M4 motorway (approximately 10 miles) via the A46.

Eagle Lodge is an attractive family home that has been the subject of recent updating and improvement with new carpets and re-decoration throughout. The property is accessed through a wrought iron gate. Steps lead down to the front door across the front garden and into a spacious hallway that leads through to the kitchen and adjoining large utility room. The kitchen has appliances of oven with gas hob, dishwasher, fridge/freezer with washing machine and tumble dryer in the utility room. The kitchen leads through to the light and bright sitting room/dining room, which has the huge benefit of French Doors leading to the terrace and west facing garden beyond. There is also a cloakroom on the ground floor and a study/TV room. Stairs rise to the first floor where there are 3 bedrooms, the master bedroom having en suite bathroom, further shower room, and separate W.C. There are wonderful west facing views from the first floor main bedroom.

Externally the lovely garden is private and wraps round the side and to the rear of the house, having a large terrace area from the French Doors in the Sitting Room. The garden enjoys a sunny aspect and is west facing, enjoying the wonderful afternoon and evening sunshine and also enjoys far reaching westerly views.



There is large pond in the garden and a greenhouse for those keen gardeners. There is also one garage - PLEASE NOTE THAT ONLY ONE GARAGE IS INCLUDED WITH THE PROPERTY. Offered unfurnished or part furnished and available now.

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

Mains electric, gas and mains water. Parking: Can either be in the garage (cannot park outside the garage), or on street parking in Church Street. There is shared access to the garage area with the adjoining house.

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

At a rent of £3950.00 per calendar month: Holding deposit of 1 week's rent £911.53. Security deposit of 5 weeks rent £4557.69

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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 Bath and North East Somerset, Bath - Council Tax Band F

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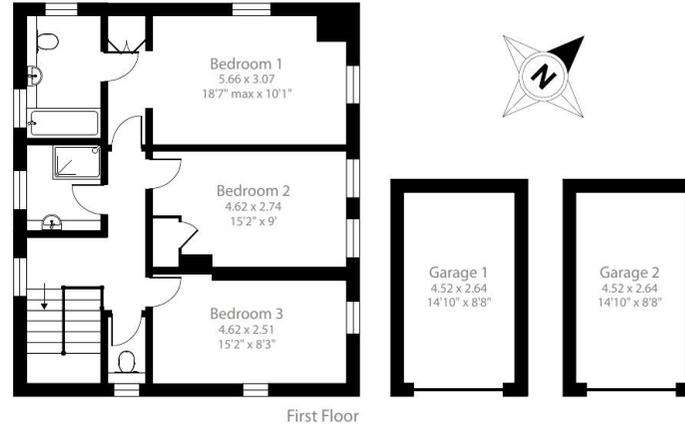
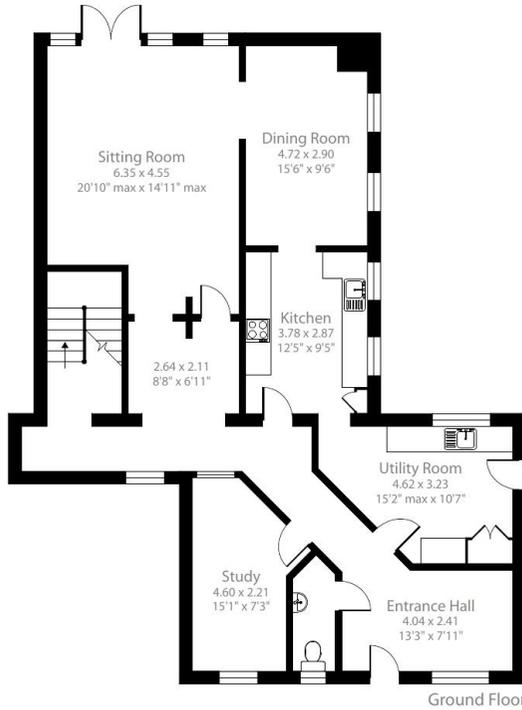
Directions

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# Church Street, Bath, BA1

Approximate Area = 1971 sq ft / 183.1 sq m  
 Garages = 256 sq ft / 23.7 sq m  
 Total = 2227 sq ft / 206.8 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). © nlcocom 2025. Produced for Carter Jonas. REF: 1226409

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		81
(81-81)	B		
(79-80)	C		
(65-68)	D	65	
(55-54)	E		
(21-58)	F		
(1-10)	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@carterjonas.co.uk



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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