



**6 Manor Road**  
Bath BA1 4BW

**Monthly Rental Of £1,800**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Spacious three bedroom house**

**Gas central heating**

**Integrated appliances including dishwasher**

**Low maintenance enclosed rear garden**

**Three en-suite bathrooms**

**Open plan Kitchen/Living room**

**PVCu double glazing**

**Close to RUH**

**This well presented three double bedroom terraced house ideally located close to the Royal United Hospital, making it particularly well suited to professional sharers such as nurses. The accommodation is arranged over two floors and comprises one ground floor double bedroom and two first floor double bedrooms, each benefiting from its own en-suite bath or shower room. The property also features a modern open plan kitchen/living space with integrated appliances, gas central heating and PVCu double glazing throughout. Externally, there is a low maintenance enclosed rear garden, with on road (non-allocated) parking available nearby. Available immediately, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance hall**

With radiator and stairs to the first floor.

##### **Bedroom 1** *8' 10" x 13' 3" (2.70m x 4.03m)*

With radiator, built in wardrobe and PVCu double glazed window to the front.

##### **Shower Room**

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator and extractor fan.

##### **Living Room** *14' 8" x 10' 7" (4.46m x 3.22m)*

With two radiators, open plan into...

##### **Kitchen/Breakfast Room** *8' 2" x 8' 11" (2.50m x 2.73m)*

With a range of eye level and base units, worktops with upstands, breakfast bar, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, one and a half bowl sink/drain unit, three Velux windows, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

#### **First Floor**

##### **Bedroom 2** *14' 11" x 11' 3" (4.55m x 3.44m)*

With radiator, built in wardrobe and two PVCu double glazed windows with wooden shutters to the front.

##### **En-suite**

With white suite comprising bath with shower attachment over, close coupled W.C and hand basin, radiator and extractor fan.

##### **Bedroom 3** *15' 0" x 10' 8" (4.57m x 3.24m)*

With radiator, built in wardrobe and PVCu double glazed window with wooden shutters to the rear.

##### **En-suite**

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator and extractor fan.

##### **Externally**

The attractive, low maintenance enclosed rear garden is arranged over tiered patio levels, creating a versatile and inviting outdoor space with ample room for seating and drying clothes. A gate provides access to the rear.

##### **Council tax**

The property is in council tax band B.

##### **Energy Performance**

The current EPC rating is C (72)

##### **Services**

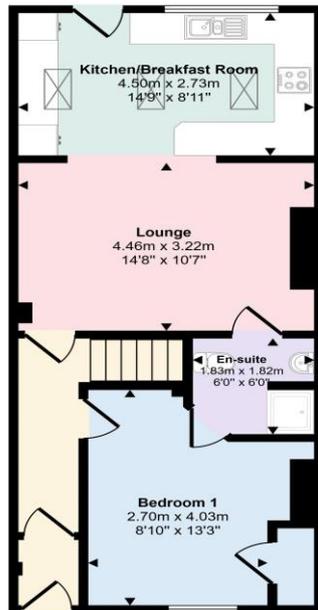
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

##### **Broadband**

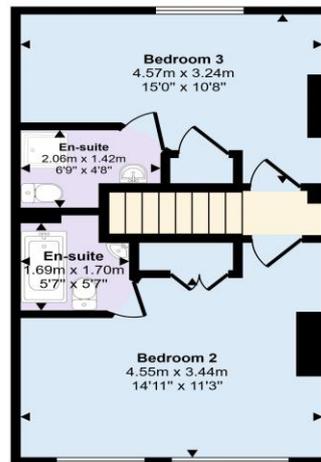
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps



Approx Gross Internal Area  
89 sq m / 963 sq ft



**Ground Floor**  
Approx 51 sq m / 547 sq ft



**First Floor**  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.