



**81A Lower Bristol Road**  
Bath BA2 3BQ

**Monthly Rental Of £2,145**



**Three bedroom first/second floor maisonette**

**Situated within easy reach of City centre**

**Three large bedrooms**

**Kitchen/Diner**

**Gas central heating**

**PVCu double glazing**

**Private entrance**

**Furnished**

**STUDENT PROPERTY.** Wrights Residential are delighted to present this furnished three bedroom first/second floor maisonette, situated within walking distance of the City centre. Features include three large bedrooms, Kitchen/Dining room, private entrance, gas central heating and double glazing. 12 month Tenancy commencing in August 2026.

**The property comprises**

**Ground Floor**

**Entrance Hall**

With radiator and stairs to the first floor.

**First Floor**

**Landing**

**Kitchen/Diner** *14' 8" x 9' 3" (4.48m x 2.83m) max*

With a range of eye level and base units, integrated electric oven and gas hob with extractor hood over, fridge/freezer, space for washing machine, sink/drainer, radiator and PVCu double glazed window to the side.

**Bedroom 1** *16' 6" x 13' 3" (5.04m x 4.03m)*

With bed, wardrobe and desk, radiator and two PVCu double glazed windows to the front.

**Bedroom 2** *13' 2" x 10' 5" (4.02m x 3.17m)*

With bed, wardrobe and desk, radiator and PVCu double glazed window to the rear.

**Shower Room**

With suite comprising shower enclosed with mains shower, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

**Second floor**

**Bedroom 3** *16' 6" x 15' 3" (5.03m x 4.65m) max*

With bed, chest of drawers, hanging rail and desk, radiator and two velux windows to the rear.

**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.

**Energy Performance**

The current EPC rating is E (44)

**Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

**Mobile phone coverage**

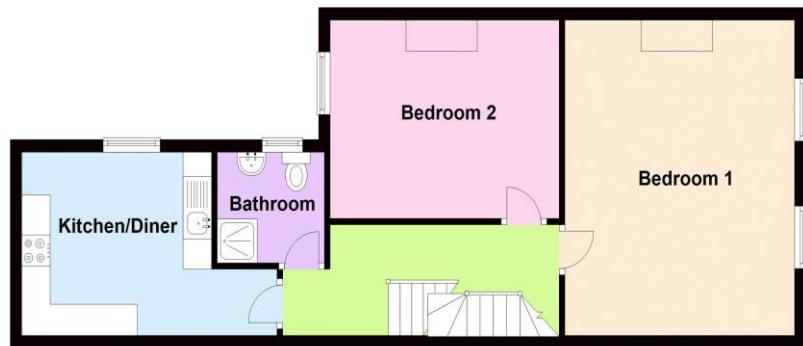
Outdoor coverage is likely - source Ofcom.

**Disclaimer**

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



First Floor



First Floor



Ground Floor

