



Top Floor Flat, 139 Lower Bristol Road
Bath BA2 3DL

Monthly Rental Of £2,490



Four bedroom first/second floor maisonette	Situated within easy reach of City centre
Three large bedrooms and one single bedroom	Kitchen/Diner
Gas central heating	PVCu double glazing
Furnished	12 Month Tenancy commencing August 2026

STUDENT PROPERTY. This furnished four bedroom first/second floor maisonette is situated within walking distance of the City centre. Features include a communal Kitchen/Dining room, three double bedrooms and one single bedroom, gas central heating and double glazing. 12 month Tenancy commencing August 2026.

The property comprises

Entrance Hall

With stairs to first floor.

First Floor

Landing

With radiator and storage cupboard.

W.C

With W.C, radiator and obscured PVCu double glazed window to the side.

Kitchen/Diner 12' 0" x 10' 1" (3.65m x 3.08m)

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 windows to the side and rear.

Bedroom 1 13' 11" x 11' 5" (4.25m x 3.47m) max

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

Bedroom 2 13' 6" x 10' 6" (4.11m x 3.21m) max

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

Bedroom 4 14' 2" x 6' 8" (4.31m x 2.03m) max

With single bed, hanging rail and desk, radiator and PVCu double window to the front.

Second floor

Bedroom 3

With bed, chest of drawers and desk, radiator and velux windows to the front and rear.

Bathroom

With suite comprising bath with mains shower over and pedestal hand basin, radiator and velux window.

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 (54)

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



