

# Wrights



**65 Garrick Road**

Bath BA2 1QX

**Monthly Rental Of £1,950**



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Three double bedroom student property

Front and rear gardens

Utility room

Gas central heating

Quiet location on a bus route

Modern kitchen

Lounge

PVCu double glazing

**\*\*\*STUDENT PROPERTY\*\*\*** This spacious three double bedroom furnished property is situated in a quiet location on a bus route to both the City centre and University. Features include front and rear gardens, a modern kitchen and separate lounge, utility room gas central heating and PVCu double glazing. 12 month contract from July 2025.

### The property comprises

#### Ground Floor

##### Entrance Hall

With radiator and stairs to the first floor with storage cupboard under.

##### Lounge 11' 3" x 11' 2" (3.42m x 3.41m) max

With radiator, table and chair, sofa and PVCu double glazed window to the front.

##### Bedroom 3 9' 11" x 8' 2" (3.02m x 2.48m)

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

##### Kitchen 11' 1" x 7' 5" (3.39m x 2.27m) max

With a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, integrated electric oven and ceramic hob with extractor hood over, fridge/freezer and PVCu double glazed window to the rear.

##### Rear hall

With storage cupboard and PVCu back door.

##### Utility room

With washing machine, small fridge/freezer and PVCu double glazed window to the front.

#### First Floor

With PVCu double glazed window to the side.

##### Bedroom 1 14' 5" x 8' 8" (4.40m x 2.64m)

With radiator, built in wardrobe, cupboard housing boiler, double bed, desk and chest of drawers.

##### Bedroom 2 10' 5" x 8' 11" (3.18m x 2.72m)

With radiator, built in wardrobe, double bed, desk, chest of drawers and PVCu double glazed window to the rear.

##### Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

#### Externally

The property comes with front and rear gardens. Parking is on road (non allocated).



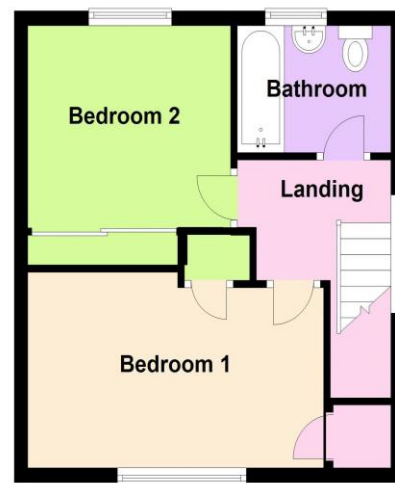
### Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 sq. feet)