



23 Bailbrook Lane, Bath, BA1 7AN
£3,995 Per month





£3,995 Per month

Solsbury Hill Villa, Bailbrook Lane

Bath, BA1 7AN

- Contemporary detached house
- Front garden and rear courtyard
- Approx. 2.2 miles from the city centre
- EPC Rating = B
- Available furnished or unfurnished
- Far-reaching southerly views
- Second floor roof terrace
- Double garage
- Council tax band G
- Four-bedroom detached house

Nestled at the base of Solsbury Hill, Solsbury Hill Villa is an architect-designed, detached home offering over 1,750 sq ft of living space distributed across three levels. Step through the front door into a welcoming entrance hall, leading to a cloakroom. The journey continues into the spacious living room with engineered oak flooring and sweeping south-facing views. From here, you enter the open-plan kitchen/dining room/sitting area, equipped with Fisher & Paykel appliances and stylish Porcelanosa floor tiles measuring 1200 x 1200. The space seamlessly extends to a beautifully landscaped rear courtyard, ideal for outdoor entertaining.





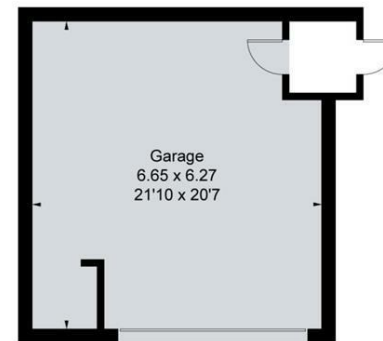
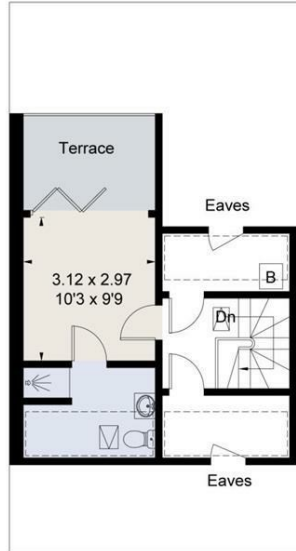
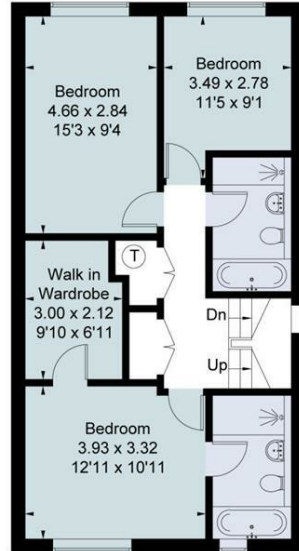
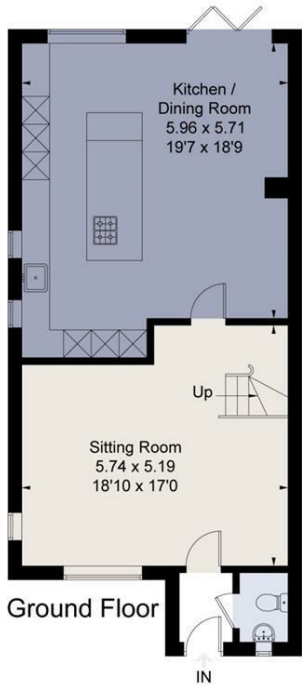


Floor Plans

Approximate Area = 163.9 sq m / 1764 sq ft
 Including Limited Use Area (9.7 sq m / 104 sq ft)
 Garage = 42.7 sq m / 460 sq ft
 Total = 206.6 sq m / 2224 sq ft
 For identification only. Not to scale.
 © Fourwalls Group



= Reduced head height below 1.5m



Outbuilding
 (Not Shown In Actual Location / Orientation)

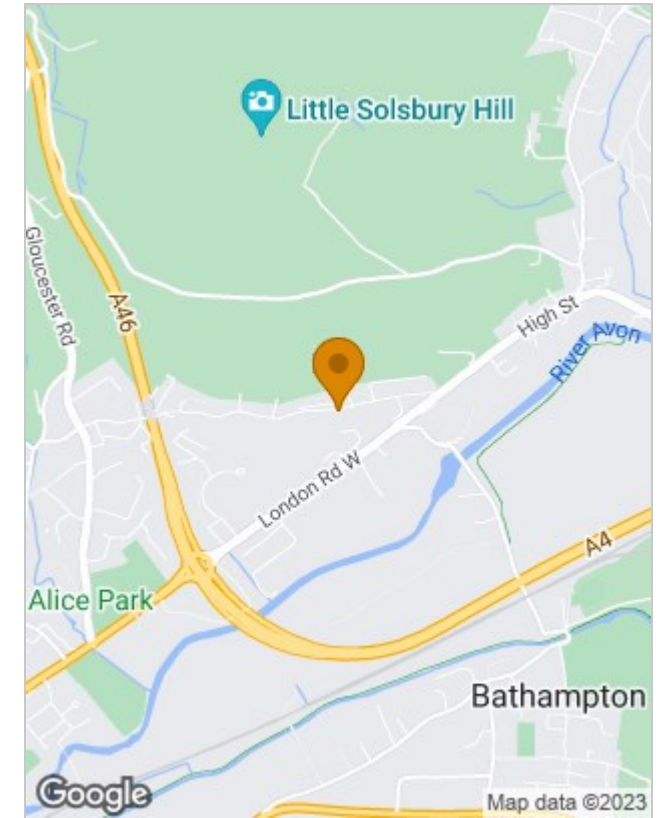
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 273822

Viewing

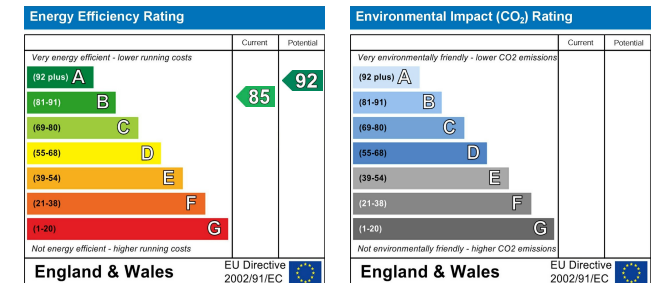
Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



Rivendell Estates Frome Business Park, Manor Road, Somerset, BA11 4FN
 Tel: 01373 488 688 Email: info@rivendell-estates.co.uk rivendell-estates.co.uk