



Valley View , Bath, BA1 8HA  
£4,000



4



2



3





£4,000

# Valley View , Bath

Bath, BA1 8HA

Experience the epitome of timeless elegance with this captivating period detached home nestled in the enchanting locale of St Catherine's valley, mere moments away from the vibrant energy of Bath, just 3 miles to the north east. Recently refurbished to perfection, this immaculate residence boasts an inviting ensemble of a living room, dining room/garden room, kitchen/dining/living room, study, utility room, and cloakroom on the ground floor, while the first floor presents four resplendent bedrooms and two luxurious bathrooms.

The kitchen is a culinary enthusiast's dream, adorned with a suite of premium AGA appliances, including a separate hob and oven, a spacious fridge/freezer, a dishwasher, and a washing machine discreetly housed in the utility room. Embrace the allure of indoor-outdoor living with bi-fold doors opening onto the terrace, offering a serene vantage point to relish the idyllic tranquillity and panoramic vistas of the sprawling garden. Unwind and rejuvenate in the hot tub, a haven for relaxation and unwinding after a long day.

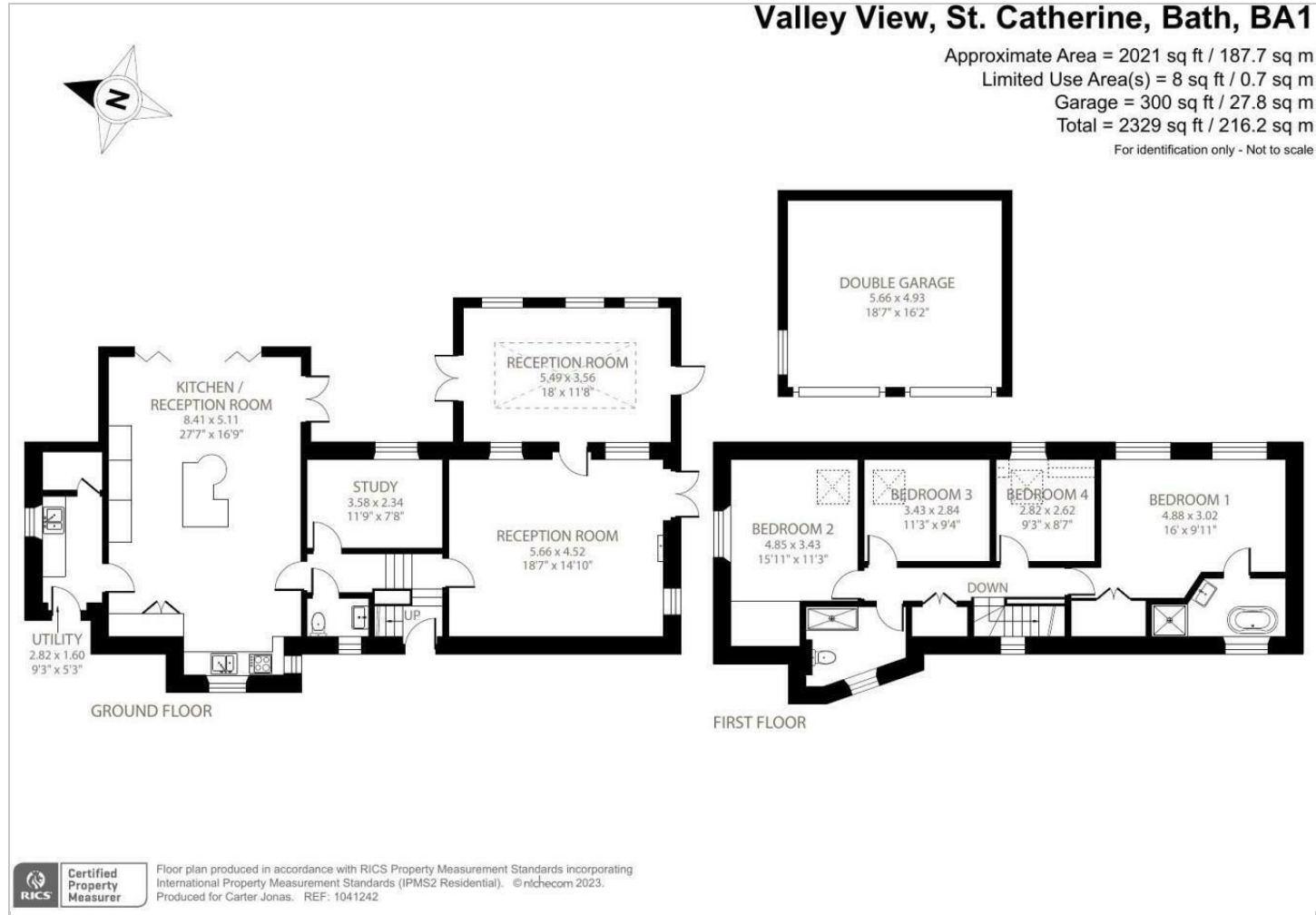
This remarkable abode further features a convenient garage and off-street parking for two or three vehicles, with the meticulously landscaped garden meticulously tended to by an expert gardener, ensuring an enchanting view year-round. Regular maintenance of the hot tub and a comprehensive alarm system provides peace of mind and security. Revel in the comfort of air conditioning in the kitchen and garden room, serviced annually, ensuring a pleasant atmosphere whatever the weather. Additionally, an adjacent paddock presents a myriad of possibilities for outdoor activities or leisurely pursuits. This exquisite dwelling is available either partially furnished or unfurnished, offering flexibility and convenience. The central heating is powered by oil, promising warmth and comfort throughout the seasons. Boasting an EPC Band C and Council Tax Band F, this remarkable residence is ready to welcome its new occupants into a world of refined luxury and comfort. Secure this stunning abode now with a holding deposit equivalent to one week's rent at £1038.46 (deductible from the first month's rent), alongside a deposit of either five weeks at £5192.30 or 6 weeks under the Non-Housing Act at £6230.76. Don't miss the chance to make this exquisite property your new home. Call now to arrange a viewing.



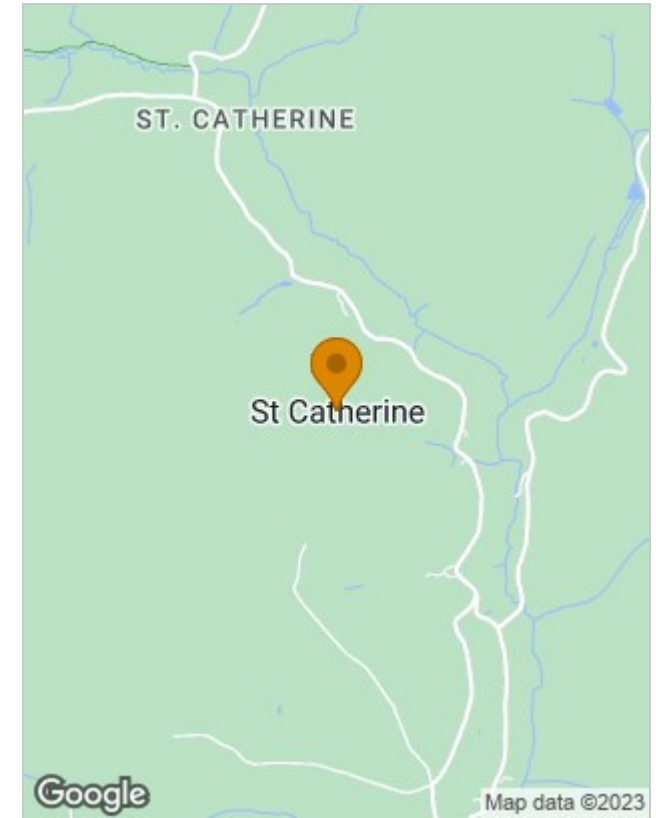




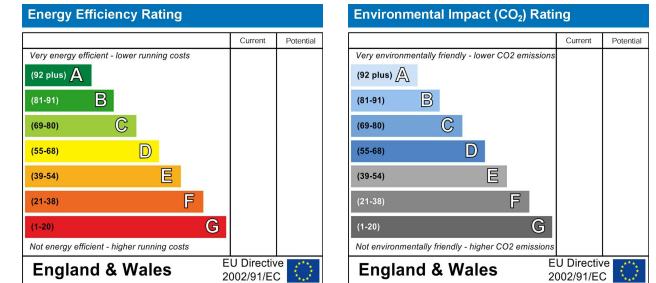
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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