

MY PHOTOS  
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JUSTICE

loc8me

## Holcombe Green

, Upper Weston, Bath, BA1 4HU

Rental £192 Weekly

6 bedroom House available 02 August 2025

108 Whiteladies, Bristol, , BS8 2RP  
[bath@loc8me.co.uk](mailto:bath@loc8me.co.uk)

0117 244 7667

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 10.00 - 15.00; Sun Closed

\* Furnished

### Situation

\*PHOTOS TO COME\* Please note this property is currently under refurbishment! Fully Refurbished 6-Bedroom Student Property in Bath! Are you ready to upgrade your student living experience? Look no further! This impressive student property in Bath has recently undergone a transformation and has emerged as a stunning 6-bedroom house. This property refurbishment includes a full redecoration throughout, including flooring, as well as a brand new kitchen and bathrooms, new sofas and a tv for the lounge. To finish off the refurbishment there's even newly fitted furniture in each of the bedrooms! Don't miss the opportunity to secure your spot in this newly transformed student haven in Bath. Get ready to elevate your student experience in style! Contact us today to learn more and be among the first to experience the ultimate in student living. Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini>  
Property Reference - 6242 Energy Performance Rating - D Council Tax Band - A

### Accommodation

Property Ref: inst-19642

All measurements are approximate.

### Further Information

The deposit required is £900

The landlord has requested to include Tenants are to provide pet damage insurance. Tenants are to fumigate the whole property when they leave the property when the tenancy ends. If works are not complete on time then tenants will be given alternative accommodation until the property is ready. Planning is under permitted development doesn't require planning permission

The bills included in the rent are Electricity, Gas, Telephone and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(1-10) A		

Creation Date: 30/04/2025

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787