



# Herbert Road

, Oldfield Park, Bath, BA2 3PR

## Rental £352 Weekly

1 bedroom Flat / Apartment available 02 July 2025

40 Berkeley Square , Bristol , BS8 1HP  
[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

A Cosy One Bedroom Lower Ground Flat in the City of Bath! Price inclusive of bills! Look no further! This impressive 1-bedroom student flat in Bath is newly refurbished and ready to be your new home. This modern new refurbishment boasts a new kitchen, anew bathroom and fully fitted bedroom furniture. 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 to 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 - 6256 Energy Performance Ratings - C Council Tax Band - A

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include 1.THE TENANT'S OBLIGATIONS 1.1.As part of this Tenancy Agreement, the Landlord undertakes to provide a range of utilities and services (spanning electricity, gas, water, broadband, and TV licence; the Services) to the Tenant as part of the fixed price rent charged for occupation of the Property (the Rent). The Landlord will provide the Services through, and as a function of its contract with the Landlord's agents, Orange Living Limited (trading as Loc8me'; Loc8me), a company incorporated in England and Wales (No. 06537787), whose registered office is at 6 Forest Road, Loughborough, LE11 3NP. Loc8me has, in turn, contracted with a third party provider for the Services, Utility Mix No.1 (UK) Limited (trading as Utility Mix), a company incorporated in England and Wales (No. 11423375) whose registered office is at 7 Friars Mill, Bath Lane, Leicester, LE3 5BJ. 1.2.The Tenant acknowledges and agrees that a condition precedent of the Tenant's eligibility for Rent and Services at a fixed rate at the Property is the Tenant's compliance with the fair usage allowances set out in Clause 2.1 below (Fair Bills-Inclusive Policy). 1.3.Should the Tenant fail to act in accordance with the Fair Bills Inclusive Policy then additional fees may be payable to Utility Mix. The Tenant agrees that he / she shall be liable to pay Utility Mix additional fees owing for the provision of the Services, failing which the Tenant agrees that Loc8me is at liberty and entitled to recover any monies left owing for the provision of the Services from the Tenant's deposit. 1.4 Where there is  
Creation Date: 14/12/2024

Property Ref: inst-19610

#### 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, 2024. Orange Living Limited Registered in England No. 06537787