





SALES • LETTINGS • MANAGEMENT

Like what you see?

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**The Important Bit**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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Council Tax Band: A | Property Tenure:

WATER INCLUDED IN RENT !! ONE BEDROOM STABLE CONVERSION !! OFFERED FURNISHED!! AVAILABLE NOW!!  
COUNTRY LIVING WITHIN EASY REACH OF BOTH BRISTOL AND BATH! This unique property located on a farm in the heart of golden valley is really rather special. Tucked away in the corner of the central courtyard this single story home, attached to the farm house offers; kitchen with fridge/freezer, washing machine, cooker and hob (hoover, kettle, toaster and ironing board have also all been provided!), dining area with table and 2 chairs, sofa in the living area, off this area you will find the bedroom area with single bed and large wardrobe space. At the end of the property you will find the spacious shower room. The rear of the property over looks the well tended farm house gardens, and there is parking for 1 car in the courtyard to the front of the property. Water is included in rent but electric (paid to the landlord at an agreed amount) and council tax are not included. Not suitable for couples, single applicants only. Available now! Not suitable for children, smokers, pets or students.

Council Tax Band A  
Holding Deposit 1 week : £196.15  
Dilapidations Deposit 5 weeks : £980.77

AWARD WINNING LETTINGS AGENT.



**Kitchen**  
6'0" x 7'9" (1.83 x 2.36)  
Including single electric oven, electric hob, extractor, fridge/freezer, washing machine, microwave, kettle and toaster

**Lounge Area**  
12'11" x 7'9" (3.94 x 2.36)  
Includes two seater sofa, table and two chairs.

**Bedroom Area**  
9'1" x 7'10" (2.77 x 2.39)  
Includes wardrobe and single bed

Garden recliner

**Shower Room**  
6'1" x 7'9" (1.85 x 2.36)  
Comprising of a 3 piece white suite with WC, wash hand basin and shower cubicle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

