



FARLEIGH HUNGERFORD, BATH, BA2

£2,750 per month*

Carter Jonas

FARLEIGH HUNGERFORD, BATH,

An extremely pretty 3 bedroom detached house set within the most picturesque gardens just 6 miles south east of Bath in the pretty village of Farleigh Hungerford.

An extremely pretty 3 bedroom detached cottage just 6 miles south east of Bath in the pretty village of Farleigh Hungerford. The property dates from circa. 1700 and stands in its own gardens of approx. 1.5 acres. The recently decorated and carpeted accommodation consists of kitchen/breakfast room (complete with Aga), utility room, sitting room, dining room and conservatory on the ground floor. Stairs rise to the first floor where there is a master bedroom with en-suite bathroom, family bathroom, and 2 further double bedrooms. The property is approached via double gates, across a gravelled driveway which leads to the garage and parking area. Surrounding the property, the gardens have river frontage and a variety of specimen trees and shrubs. An idyllic rural setting. Rent to include gardener. Pets considered. Services: - private drainage and propane gas. Pets by negotiation. EPC Band D. Offered unfurnished and available from October 2022. RENT

- Council Tax Band = G
- Deposit Required = £3,173.08
- Long Let
- 3 Bedrooms
- Sitting Room
- Garden Room
- Kitchen
- 2 Bathrooms
- Large Gardens
- Sweeping drive
- Double Garage
- EPC = D

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	40	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Rowley Grange, Farleigh Hungerford, Bath, BA2

Approximate Area = 2607 sq ft / 242.1 sq m (includes garage / workshop)
For identification only - Not to scale



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IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.