



**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.

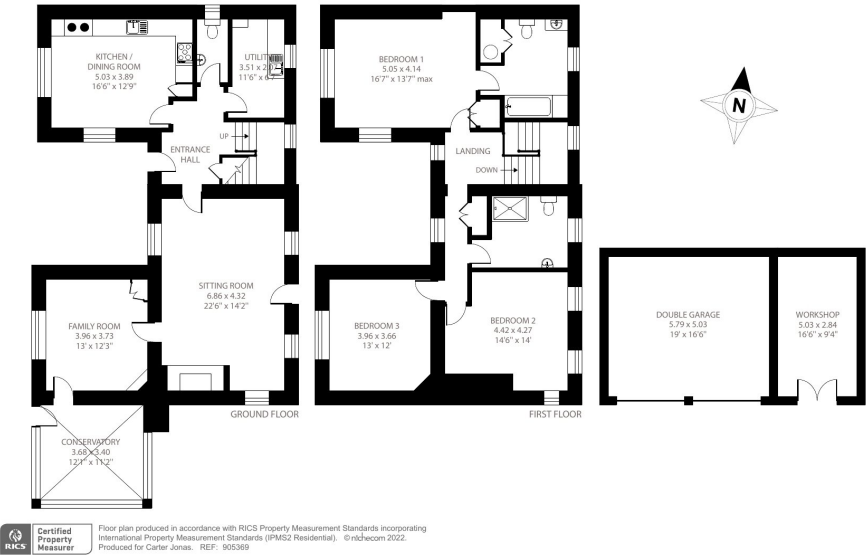
An extremely pretty 3 bedroom detached cottage just 6 miles south east of Bath in the pretty village of Farleigh Hungerford. The property dates from circa. 1700 and stands in its own gardens of approx. 1.5 acres. The recently decorated and carpeted accommodation consists of kitchen/breakfast room (complete 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 early 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
- Doube 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



**Bath Lettings 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, Somerset, BA1 2JQ

**carterjonas.co.uk**

Offices throughout the UK



L2 - Business



A member of

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

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