



FARLEIGH HUNGERFORD, BATH, BA2
£2,600 per month*

Carter Jonas

ROWLEY COTTAGE, FARLEIGH HUNGERFORD, BATH,

- 3 Bedrooms
- Sitting Room
- Garden Room
- Kitchen
- 2 Bathrooms
- Large Gardens
- Sweeping drive

LOCATION

THE PROPERTY

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 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 INCLUDES GARDENER.

Holding Deposit = £634.61 (deducted from first month's rent)

Five weeks' deposit = £3173.07

Six weeks' deposit = £3807.66 (NHA act tenancy)

OUTSIDE

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.



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	Take the A36 out of Bath. After approx. 5 miles, turn left towards Farleigh Hungerford. Pass the Castle on the left and cross two small bridges. Take the turning immediately left after the 2nd bridge and Rowley Cottage is immediately on the left hand side. Drive through the gates.



Rowley Grange, Farleigh Hungerford, Bath, BA2

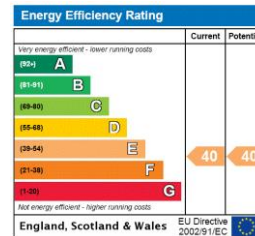
Approximate Area = 2607 sq ft / 242.1 sq m (includes garage / workshop)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022.
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