



RODE HILL, COLERNE, SN14
£3,500 per month*

Carter Jonas

THE OAKS, RODE HILL, COLERNE, CHIPPENHAM,

- Kitchen/Dining Room
- Living Room
- Utility area
- Cloakroom
- Four bedrooms
- Two bathrooms
- Driveway parking

LOCATION

A wonderful detached family home just on the outskirts of the village of Colerne, 5 miles north east of Bath City Centre

THE PROPERTY

The Oaks has been the subject of complete renovation over recent months and now offers immaculate accommodation of Living Room with woodburner, kitchen/dining room with appliances of range cooker with ceramic hob and dishwasher. There is plumbing for washing machine and space for tumble dryer in a separate utility area adjacent to the kitchen. Also on the ground floor is a panelled hallway, cloakroom, family bathroom with bath and separate shower and two double bedrooms, both of which have French doors to the garden. Stairs rise to the first floor where there are two further double bedrooms, one with en suite shower room. .

OUTSIDE

Approached via gates across a driveway, The Oaks offers a variety of outbuildings including a double carport and these outbuildings could be used for storage, workshop or even a gym area or home office. The gardens surround the house on two sides and offer a wonderful level lawned area.

This really is a fabulous family home within a rural setting, but being less than 15 minutes drive from Bath City Centre. Offered unfurnished and available now. Council Tax band F. EPC Band D

A newly renovated 4 bedroom, 2 bathroom home on the edge of the village of Colerne with large garden, gated driveway parking and various outbuildings.



Holding deposit of one week's rent = £807.69 (to be deducted from first month's rent) Five weeks' deposit = £4038.45 Six weeks' deposit (NHA) = £4846.14

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 F
Directions	



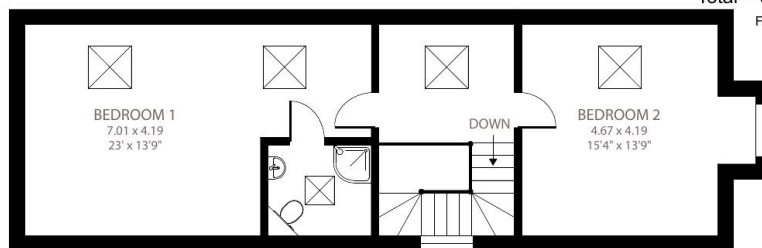
Rode Hill, Colerne, Chippenham, SN14

Approximate Area = 2161 sq ft / 200.7 sq m (excludes carport)

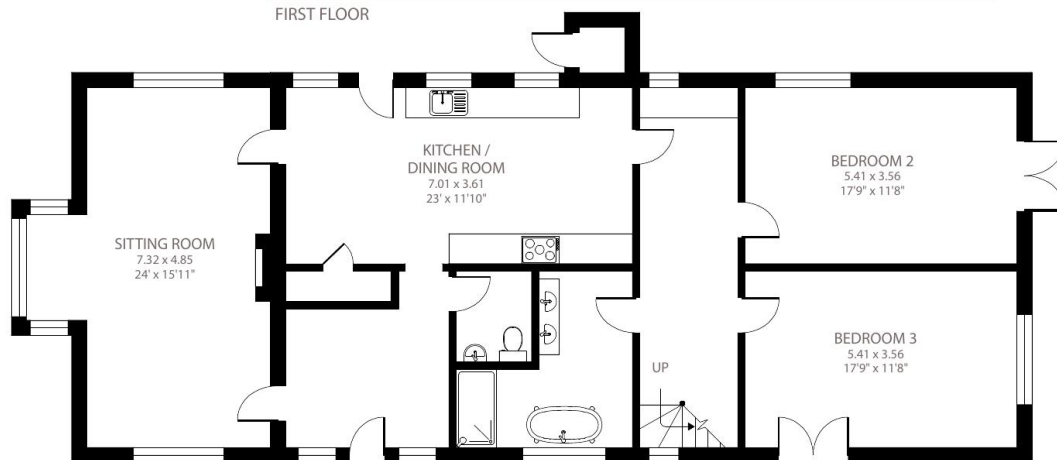
Outbuilding(s) = 1073 sq ft / 99.7 sq m

Total = 3234 sq ft / 300.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1030549



IMPORTANT INFORMATION

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

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