



MOUNTAIN BOWER, NORTH WRAXALL, SN14 7AJ
£2,000 per month*

Carter Jonas

- Living Room
- Kitchen/Breakfast Room
- Utility Room
- Office/Study
- 4 Bedrooms
- 3 Bathrooms
- Courtyard garden
- Driveway parking

THE PROPERTY

A modern detached family home which has been the subject of renovation within the last few years. Situated in the quiet, rural hamlet of Mountain Bower, some 8 miles to the north of Bath and near to the villages of Marshfield, West Kington and North Wraxall. Surrounded by rural views and country walks, this lovely family home offers accommodation of living room, large kitchen/dining room, kitchen having appliances of oven with hob, dishwasher, fridge/freezer, washing machine and tumble dryer, study/office, utility room, 4 bedrooms and 3 bathrooms, (one of which is on the ground floor). The ground floor has underfloor heating throughout. The perfect family location for those wanting the country life. Local amenities of village shops and Pubs are half a mile away in Marshfield and offering good access to M4 junction 18 (2 miles to the north), Chippenham (8 miles to the east), Bath (9 miles to the south) and Bristol (17 miles to the west). Offered unfurnished. Available early January 2024. Council Tax Band C. EPC Band E.

OUTSIDE

There is a terraced paved garden to the rear and driveway parking for numerous vehicles to the front

A modern detached 4 bedroom, 3 bathroom family home in the pretty and quiet hamlet of Mountain Bower, renovated and modernised within the last few years with courtyard garden and driveway parking for numerous vehicles.



Holding deposit of one week's rent = £461.53 (to be deducted from first month's rent) Five weeks' deposit = £2307.69 Six Weeks' deposit (£2769.18) - Non housing Act tenancy

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 C
Directions	

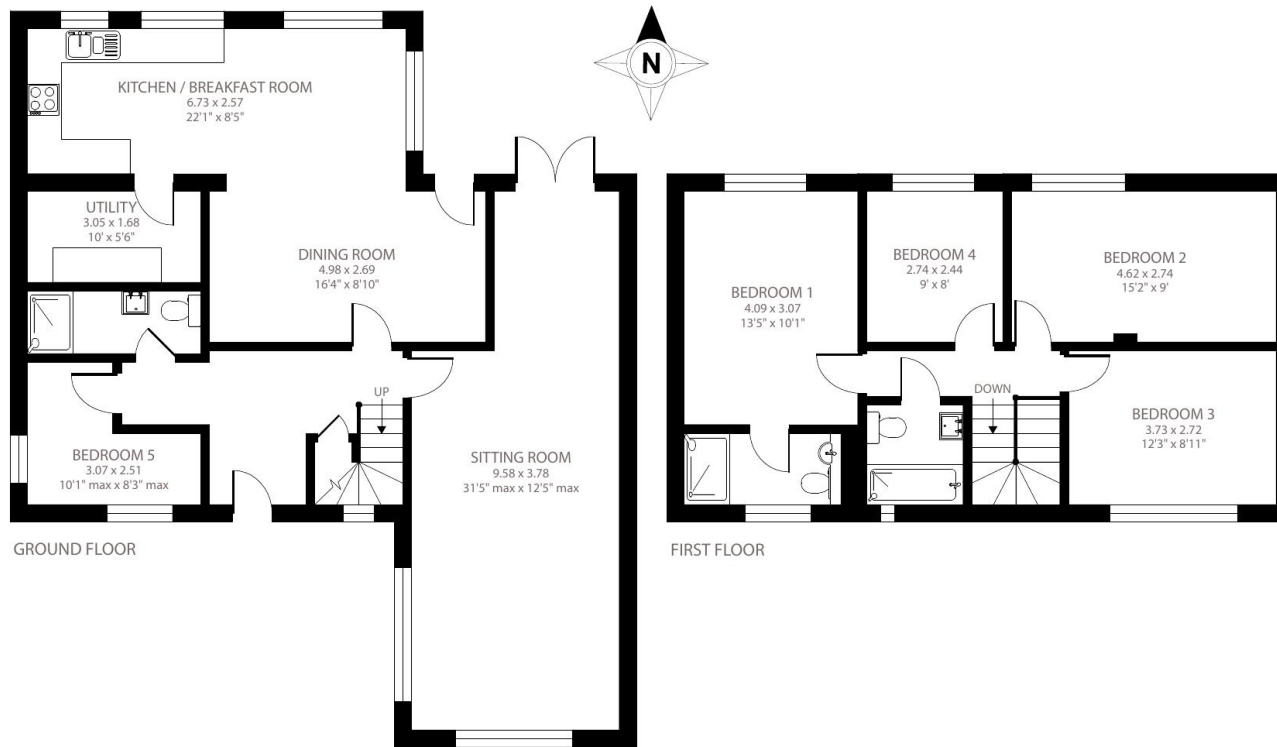


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Beechers, Mountain Bower, North Wraxall, Chippenham, SN14

Approximate Area = 1641 sq ft / 152.4 sq m

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). © nichecom 2023. Produced for Carter Jonas. REF: 1062642

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Classification L2 - Business Data



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