



SELWOOD STREET, MELLS, BA11 3PN
£1,750 per month*

Carter Jonas

A pretty period terraced cottage with 3 bedrooms and 2 bathrooms in the pretty village of Mells.

- Kitchen
- Living Room
- Cloakroom
- Large storage area
- 3 bedrooms
- 2 bathrooms

THE PROPERTY

A pretty period terraced cottage in the picturesque village of Mells, some 3 miles from Frome and 13 miles south of Bath situated on the main village road, just along from The Talbot Inn. The cottage is charming, having been the subject of renovation works within the last 3 years. The accommodation comprises entrance into Kitchen with oven, the kitchen is large enough for a breakfast/dining table. There is a door leading to a cloakroom and a further door through to the living room, having woodburner. Stairs rise to the first floor where there are 3 double bedrooms, one with en suite bathroom with bath and shower and a further bathroom. There is a large covered area at the rear of the house which is perfect for storage and a door leads to a rear access. There is no garden with this property. Mells is a quiet, popular and pretty village that has a Church, a village shop/post office, infant school and popular village pub, The Talbot, serving quality food. There is also a bus service into Frome, Warminster and Bath. A quaint village cottage in a most sought after location. Babington House Country Club and Hotel is also on the doorstep, offering private member club facilities.

Available for an initial 12 month tenancy.

EPC Rating (exempt as Listed building). Council Tax Band C (please see Mendip district council website for current cost)

The heating is run by mains electric.

On-street Parking, non permit

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.



Available early November. Offered unfurnished. EPC Band F but has a Listed Building exemption. Council Tax Band C.

HOLDING DEPOSIT OF ONE WEEK'S RENT = £403.84 (deducted from first month's rent). DEPOSIT OF 5 WEEKS = £2019.23

THERE IS NO GARDEN WITH THIS PROPERTY.

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	





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Classification L2 - Business Data

IMPORTANT INFORMATION

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