



GOLDEN ACRES, RYLEYS FARM, GRITTLETON, SN14 6AF
£2,000 per month*

Carter Jonas

A refurbished 3 bedroom, 2 bathroom single storey property with gardens and driveway parking some 12 miles north of Bath and just north of the M4 motorway.

- Living Room
- Garden Room
- Kitchen/Dining Room
- 3 Bedrooms
- 2 Bathrooms
- Enclosed garden
- Gated driveway parking

THE PROPERTY

This beautiful home has been completely renovated within the last five years. The light and bright accommodation is arranged over one floor and comprises entrance lobby through to Living Room with woodburner, with doors through to Garden Room, Kitchen/dining room with oven and hob, with space for fridge /freezer and dishwasher, and plumbing for washing machine in separate utility room. There is also a cloakroom and master bedroom with en suite bathroom. The living room leads through to a garden room which has French Doors out onto rear terrace and walled garden. To the right of the living room is a hallway that leads to two further double bedrooms and a family bathroom. Golden Acres is approached via an entrance driveway that leads to 4 dwellings, and there is a tarmaced private driveway that leads to the gates to Golden Acres. There is parking for numerous vehicles and enclosed gardens front and rear. Golden Acres is attached on both sides. This is a most attractive, light and bright property in a rural location, perfect for those needing access to the M4 whilst offering a rural location. Oil CH. Council Tax Band D. EPC Band D. Available 1st December 2024.

Available for an initial 12 month tenancy.

Mains electric, and metered mains water.

Oil heating). Parking: To the front of the property on the driveway for approx. 3 or 4 cars

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



Holding deposit of one week's rent = £461.53 (deducted from first month's rent)

Five weeks' deposit = £2307.69

Six weeks' deposit = £2,769.18 (Non Housing Act tenancy)

OUTSIDE

Enclosed garden and terrace to the rear and enclosed garden to the front with gates.

ADDITIONAL INFORMATION

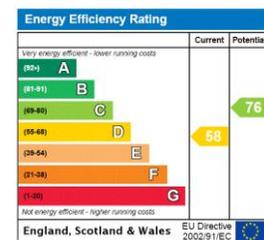
Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band D
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Directions	
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Classification L2 - Business Data

IMPORTANT INFORMATION

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