



**RANCH HOUSE , BATH ROAD, COLERNE, SN14 8AT**  
£3,250 per month\*

**Carter Jonas**



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## A wonderful four bedroom, four bathroom contemporary modern home on the outskirts of Colerne village with the most amazing views.

- Open-plan Living Room/Kitchen
- Dining Room
- Utility Room
- Boot Room
- Master Bedroom with en-suite
- 3 further bedrooms
- 3 further bathrooms
- Driveway
- Balcony
- Views
- Garden

### THE PROPERTY

A wonderful contemporary home built within the last 10 years, situated just on the outskirts of the popular village of Colerne, some 6 miles north east of Bath City Centre. The light and bright modern accommodation offers open-plan living room/kitchen with appliances and woodburner in the reception room, dining room with bi-fold doors out onto the rear terrace, utility room, boot room, 2 bedrooms and 2 bathrooms on the ground floor. Stairs rise to the first floor where there is a Master Bedroom Suite complete with bathroom and dressing room and a further double bedroom with another en-suite bathroom. The rear terrace runs the entire width of the house and offers south facing al-fresco dining, with the most amazing views across the Box and Colerne Valley. The garden surrounds the house on two sides and the approach to the house via the driveway offers parking for at least 3 or 4 vehicles. A most modern and contemporary home in a stunning location offering wonderful rural views, yet within a short distance from Colerne Village, and only 6 miles north east of Bath city centre.

Viewing highly recommended.

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band F (please see Bath & North East Somerset website for current cost)

Mains electric, LPG (tank) gas and metered mains water. Septic tank drainage. Parking: Driveway parking for 2 or 3 vehicles.





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

The driveway is shared with the property just below Ranch House, the driveway leads to Ranch House and then continues on to neighbouring property.

At a rent of £3250 per calendar month: Holding deposit of 1 week's rent £750.00 Security deposit of 5 weeks rent £3,750

Available late August 2025. Council tax Band F. EPC Band D.

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## 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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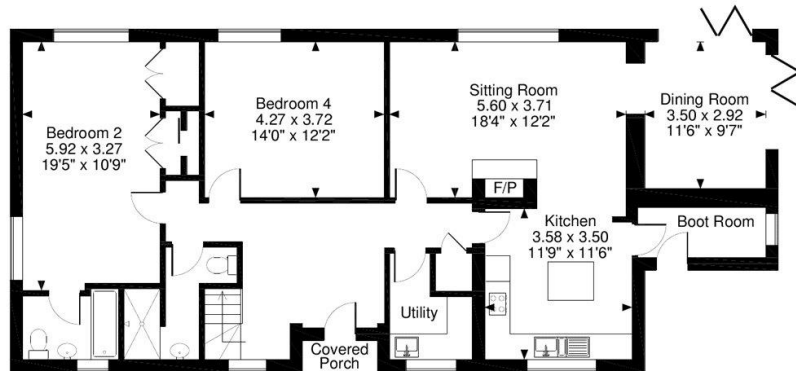
Local Authority	- Council Tax Band F
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Directions	
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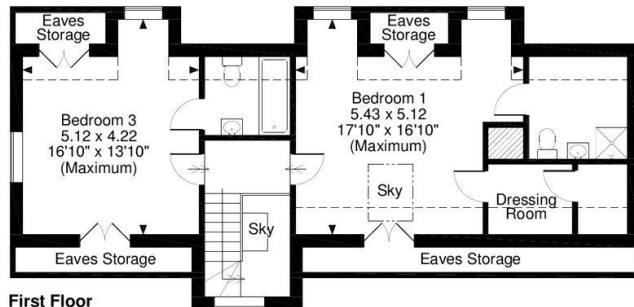




**Ranch House, Bath Road, Colerne, Chippenham**  
Approximate Gross Internal Area  
1,940 sq ft / 180 sq m



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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