



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

Carter Jonas

GOLDEN ACRES, RYLEYS FARM, GRITTLETON

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

THE PROPERTY

This beautiful home has recently been the subject of complete renovation within recent years. The light and bright accommodation is arranged over one floor and comprises entrance lobby through to Living Room with wood burner, 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 ensuite 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 tarmacked 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 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 August 2025. 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

A 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.



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

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 D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.