



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	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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