

Wrights



Easterly Nigh Kale Street

Shepton Mallet BA4 6AB

Monthly Rental Of £1,300



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Spacious two bedroom cottage

Wood burning stove

Kitchen/Diner

First floor bathroom

Village location

Exposed beams and feature stone walls

Downstairs wet room

Two double bedrooms

This extremely spacious two bedroom property is situated in the heart of the lovely village of Batcombe. The property offers many features including a wood burning stove, feature stone walls and exposed beams, downstairs wet room and first floor bathroom, two double bedrooms and a private enclosed courtyard garden. Available from early May, unfurnished.

The property comprises

Ground Floor

Lounge 18' 10" x 12' 2" (5.74m x 3.70m)

With tiled floor, wood burning stove, wall mounted electric heater, stairs to the first floor and two sash windows to the front.

Hall

With stone floor.

Kitchen/Diner 14' 5" x 10' 1" (4.39m x 3.08m)

With stone floor, a range of base units, work tops with tiled splash backs, space for cooker (cooker is not included), space for fridge/freezer and dishwasher, electric heater, window to the rear and wooden stable style back door.

Wet Room

With tiled floor, low level W.C, hand basin and mains shower, space for washing machine and tumble drier, heated towel rail, spotlights and obscured window to the rear.

First Floor

Landing

With exposed timber beams and sash window to the front.

Bedroom 1 13' 7" x 12' 1" (4.15m x 3.69m)

With electric heater, two built in wardrobes, exposed timber beams and sash window to the front.

Bedroom 2 12' 2" x 10' 6" (3.71m x 3.19m)

With electric heater, airing cupboard, built in shelving, exposed timber beams and window to the rear.

Bathroom

With tiled floor, white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, heated towel rail and obscured window to the rear.

Externally

The property comes with a private enclosed courtyard garden to the rear.

Council tax

The property is currently in council tax band B.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Standard Predicted maximum download speed - 17 Mbps

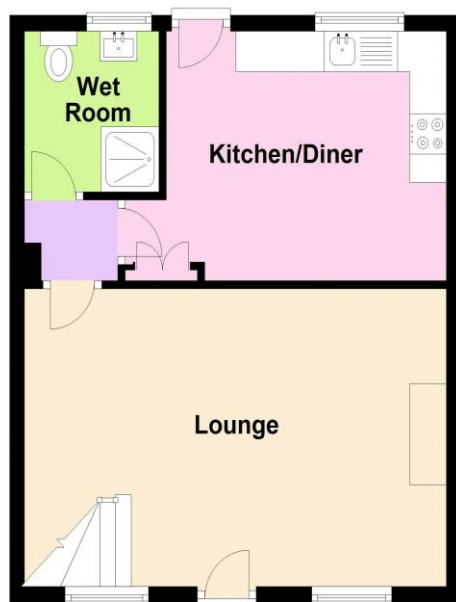
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 78.7 sq. metres (847.0 sq. feet)