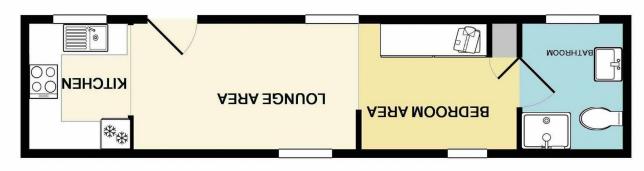
Tros⊚ xiqoneth Metropix ©2017



# of the crowd.

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comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing

express an interest in this property or make a formal offer, you need to come through us for all negotiations. Inferior ability to fund the purchase and identification to their ability to fund the purchase and identification as the property of the purchase and against the property of t

prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to

protoglepns are NOT included in the safe amessare protoglepns are NOT included in the safe any of the separate negotiation. We haven't tested any of the or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, to satisfy yourself as to their working order and condition, british to exchange of contracts. Please also be aware that

property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless expectifically experising the provided and provide

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the

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#### **Council Tax Band: A | Property Tenure:**

COUNTRY LIVING WITHIN EASY REACH OF BOTH BRISTOL AND BATH! WATER INCLUDED IN RENT! ONE BEDROOM STABLE CONVERSION!! OFFERED FURNISHED!! AVAILABLE 8th January 2025!!

This unique property located on a farm in the heart of golden valley is really rather special. Tucked away in the corner of the central courtyard this single story home, attached to the farm house offers; kitchen with fridge/freezer, washing machine, cooker and hob (hoover, kettle, toaster and ironing board have also all been provided!), dining area with table and 2 chairs, sofa in the living area, off this area you will find the bedroom area with single bed and large wardrobe space. At the end of the property you will find the spacious shower room. The rear of the property over looks the well tended farm house gardens, and there is parking for 1 car in the courtyard to the front of the property. Water is included in rent but electric (paid to the landlord at an agreed amount) and council tax are not included. Not suitable for couples, single applicants only. Available now! Not suitable for children, smokers, pets or students.

Council Tax Band A Holding Deposit 1 week : £196.15 Dilapidations Deposit 5 weeks : £980.77

AWARD WINNING LETTINGS AGENT.





# Kitchen

6'0" x 7'9" (1.83 x 2.36)

Including single electric oven, electric hob, extractor, fridge/freezer, washing machine, microwave, kettle and toaster

### **Lounge Area**

12'11" x 7'9" (3.94 x 2.36)

Includes two seater sofa, table and two chairs. Reclining chair (gifted)

# **Bedroom Area**

9'1" x 7'10" (2.77 x 2.39)

Includes wardrobe and single bed

Garden recliner

# **Shower Room**

6'1" x 7'9" (1.85 x 2.36)

Comprising of a 3 piece white suite with WC, wash hand basin and shower cubicle.

