



RESIDE

24 Barton Street
Bath BA1 1HG

TEL +44 (0)1225 445777

EMAIL info@residebath.co.uk

WEB residebath.co.uk

TWITTER @ResideBath

Important Information About Ashley Cottage, Hamswell Farm

White Goods

There are two barns adjacent to the cottage, both of which have communal access for all Hamswell Farm tenants.

The first barn contains open storage shelves, a portion of which are allocated to the tenant of Ashley Cottage, and plumbing for a washing machine. Please note that a washing machine is not provided by the landlord.

The neighbouring barn contains power points for freezers, as there is only a fridge within the cottage itself. A communal freezer is provided by the landlord, and there is also sufficient space for the tenant's own freezer, if they wish to provide one. Please note that a private freezer is not provided by the landlord.

Utility Payments

Electricity

A single electricity supply feeds all properties on Hamswell Farm. The landlord has installed sub-meters which record the electricity usage of each cottage.

The electricity bill will stay in the landlord's name throughout the tenancy. When he receives a bill from the supplier (Octopus Energy), he will divide it between the cottages, based on the usage recorded by the meters. The tenants pay the relevant amount to the landlord, who in turn pays Octopus Energy.

Oil

The central heating and water system is powered by an oil-fired boiler. As above, a single oil tank feeds all properties. There are no counters to accurately measure each property's usage, so a fixed amount of £100.00 per month is paid by the tenant to the landlord to cover all oil usage.

Water

The property has a private water supply. A fixed amount of £30.00 per month is paid by the tenant to the landlord to cover all water and sewerage costs.

