

**26 Wells Square, Radstock , BA3 3UF**

**£1,050 PCM**



- Two Bedrooms
- Downstairs Bathroom
- Banes Band B
- Parking
- Front Garden

### ##TWO BEDROOMS## ## off road PARKING##

A charming two double bedroom natural stone cottage.

The accommodation comprises of sitting room leading to a modern fitted kitchen and dining area,

Downstairs bathroom with shower over, utility area

On the 1st floor are two double bedrooms with built in Wardrobes.

Externally the garden is located to the front of the property offering a patio area and level lawn area.

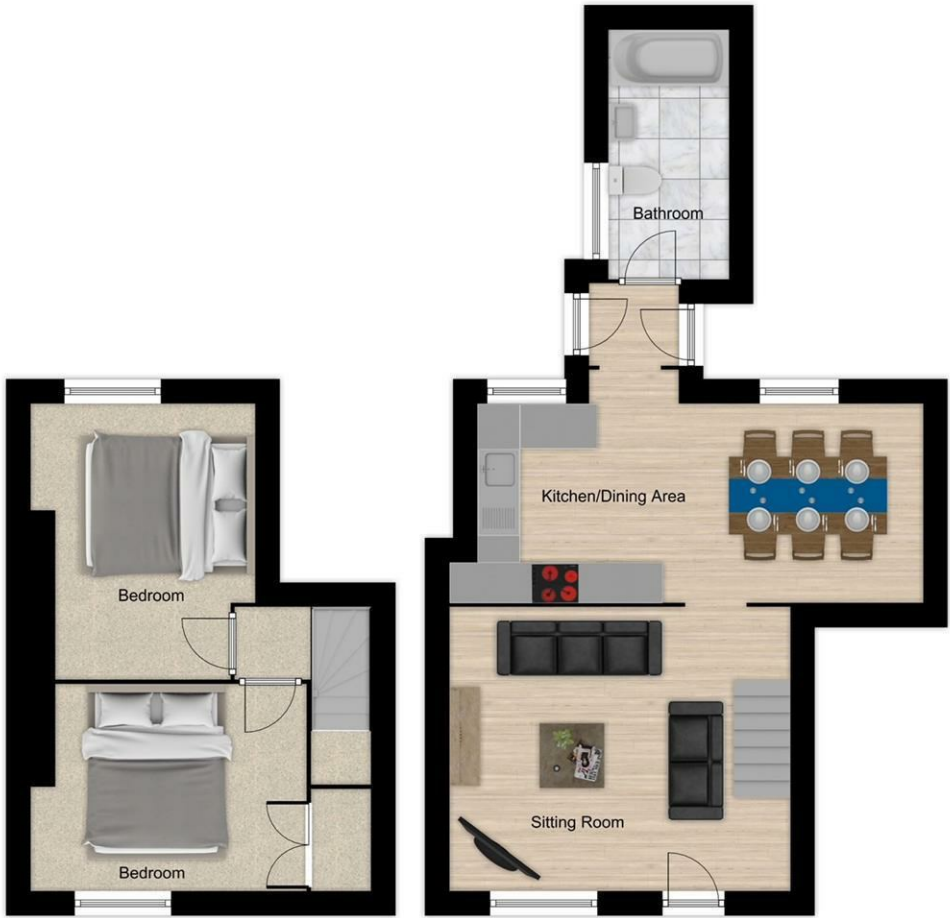
One off road parking space to the rear.

Close to local amenities and it approx 10 miles south west of Bath with excellent regular bus routes providing easy local travel. There is also a wide range of amenities, including shops, restaurants and cafes available within walking distance as well as access into open countryside with accessible cycle routes.









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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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