



RESIDE

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IMPORTANT INFORMATION ABOUT THIS PROPERTY

Council Tax

As this property has been recently converted by the owner, it still needs to be banded for council tax.

Bath & North East Somerset council has advised that due to a backlog, this may take up to 6 months. We therefore cannot currently confirm what the property's council tax banding is, or therefore how much the tenant will need to pay in council tax.

This means that the tenant of the property may not be asked to make any council tax payments during the first few months of their tenancy. However, once the property has been banded by the council, the tenant will receive a council tax invoice from the local authority that is backdated to the tenancy start date.

For reference, we have included below the 2022/23 annual council tax charges for Farmborough.

Band A:	£1,299.43
Band B:	£1,515.99
Band C:	£1,732.55
Band D:	£1,949.14
Band E:	£2,382.29
Band F:	£2,815.42
Band G:	£3,248.57
Band H:	£3,898.28

Nearby Development

The attached property, Old Wagon & Horses, is due to be refurbished by the landlords. These works may be audible from within Willow Tree Cottage. The landlords will liaise with the tenants, and notify them of the planned schedule of works.

Prospective tenants should take the above information into account when considering if this property is suitable for them.

