



National
Trust

South West

To let

1 Windmill Cottage, Easton-in-Gordano, Bristol, BS20 0QS
£1,750 per calendar month



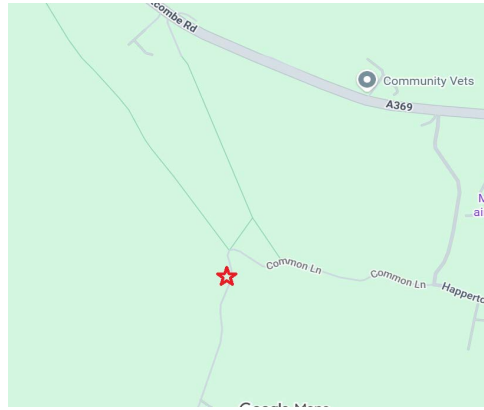
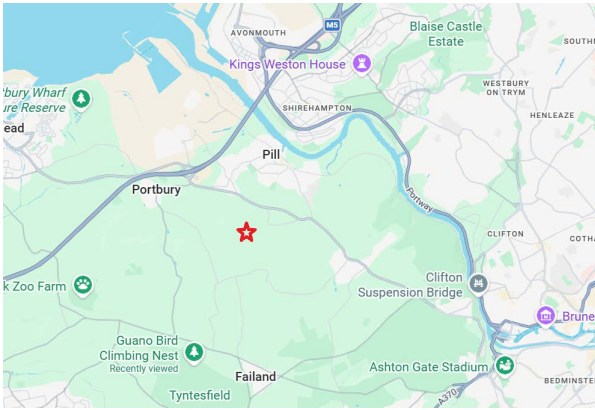
A soon to be finished refurbished three bedroom cottage set in the peaceful rural outskirts of Bristol, yet with easy access to the city and M5. The property provides two reception rooms, both with varnished wood floors and feature fireplaces (not to be used), refitted kitchen and utility area, refitted downstairs bathroom with separate WC, three bedrooms upstairs including two large doubles with views, private gardens front and back and off road parking. Available 1st August, pets considered.





The Location

1 Windmill Cottages is located in a peaceful, rural location on the outskirts of Bristol. Despite this, it has quick and easy access to both Bristol City and the M5 junction 19 for travel to the South West or Wales and the Midlands, also to the M4 to Swindon and London.



Directions

For users of satellite navigation, please use the postcode: BS20 0QS

For users of What 3 words:

[///port.mouth.glass](https://port.mouth.glass)

<https://w3w.co/port.mouth.glass>

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Ground Floor

Entrance Porch

Leads in to Hallway.

Lounge

Features varnished wood floors, feature fireplace (not to be used) and views over the front garden

Dining Room

Features varnished wood floors, feature fireplace (not to be used) and views over the back garden.

Kitchen

Newly fitted with space for tenant's own cooker and dishwasher

Utility Room

Newly fitted with space for tenants own fridge/freezer and washing machine.

Bathroom

Newly fitted bathroom with pedestal sink and bath with shower over.

Separate WC

First Floor

Bedroom 1

Large double bedroom with views to the front

Bedroom 2

Large double bedroom with views to the rear

Bedroom 3/Office

Single room with three storage areas

Outside

The property boasts front and rear gardens with views all around. There is a shared (with one other cottage next door) off-road parking area to the front

Outgoings and Services

The property benefits from mains electricity, and water. Heating is provided by Oil. Tenants are to provide their own cooker, dishwasher, washing machine and fridge/freezer.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoings relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band D for Council Tax and is payable to North Somerset Council.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

The Tenancy

Term

The property is available to let under an Assured Periodic Tenancy

Rent

The prospective tenant is asked to pay £1,750 per calendar month. The rent is to be payable by Direct Debit monthly in advance

Rent reviews

The National Trust carries out rent reviews of the property every year to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.