



**NEW STREET, MELLS, BA11**

£1,600 per month\*

**Carter Jonas**

## New Street, Mells

A pretty period terraced cottage in the picturesque village of Mells with two bedrooms and two bathrooms.

- Kitchen
- Sitting room
- Dining room/study
- storage room
- 2 Bedrooms
- 2 Bathrooms
- Living Room

### THE PROPERTY

A pretty period terraced cottage in the picturesque village of Mells, some 3 miles from Frome and 13 miles south of Bath situated on the main village road, just along from The Talbot Inn and the Church. The cottage is charming with accommodation of entrance hallway leading into Kitchen with oven, the newly fitted kitchen is large enough for a breakfast/dining table. There is a door leading to a utility room and downstairs shower room. There is a spacious living room with attractive fire place complete with woodburner. This leads through to a room which could either be a study or dining room together with a further room that could be for storage. Stairs rise from the living room to the first floor where there are 2 double bedrooms and a bathroom. At the rear is a garden with patio space for outdoor furniture. Mells is a quiet, popular and pretty village that has a Church, a village shop/post office, infant school and popular village pub, The Talbot, serving quality food. There is also a bus service into Frome, Warminster and Bath. A quaint village cottage in a most sought after location. Babington House Country Club and Hotel is also on the doorstep, offering private member club facilities. Available for an initial 12 month tenancy. EPC Rating E. Council Tax Band C (please see Mendip district council website for current cost) The heating is run by oil.

On-street Parking, non permit

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. Available early November. Offered unfurnished.

HOLDING DEPOSIT OF ONE WEEK'S RENT = £369.23 (deducted from first month's rent). DEPOSIT OF 5 WEEKS = £1,846.15



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## **ADDITIONAL INFORMATION**

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority Council Tax Band C

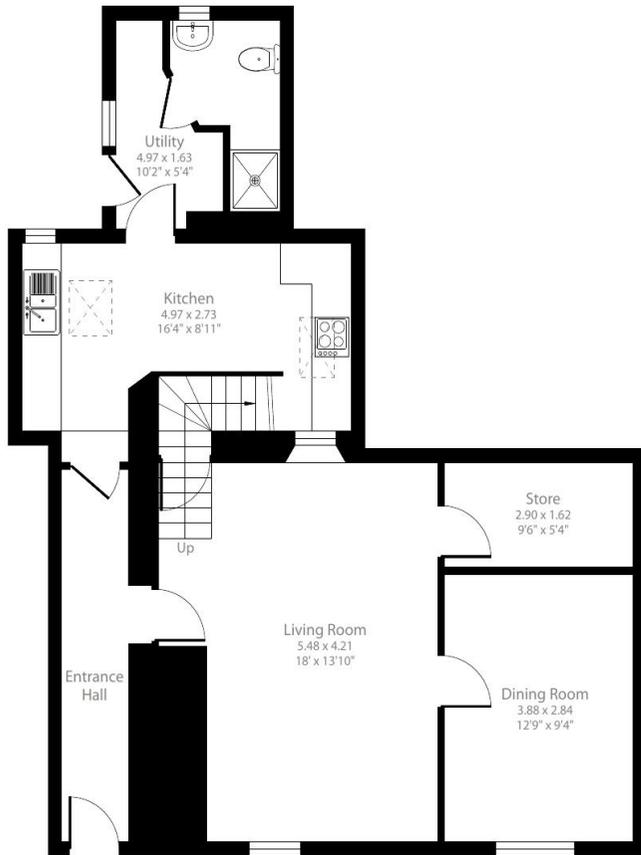
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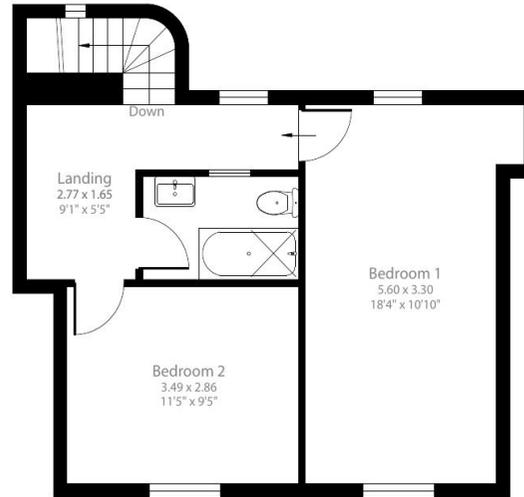
# New Street, BA11

Approximate Area = 1196 sq ft / 111.1 sq m

For identification only - Not to scale



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1209929

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