



1 WADBURY FARM, MELLS, FROME, BA11 3PL
£1,500 per month*

Carter Jonas

A recently refurbished 3 bedroom 1920's cottage in the pretty village of Mells with garden and off street parking for two vehicles.

- Kitchen
- Dining Room
- Sitting Room
- 3 Bedrooms
- Bathroom
- Garden
- Lovely views

THE PROPERTY

A newly refurbished 1920's semi-detached cottage in the popular and pretty village of Mells, some 12 miles south of Bath and 3.5 miles from Frome. The cottage has recently refurbished accommodation of kitchen with oven and electric hob, sitting room with woodburner and dining room/study on the ground floor. Stairs rise to the first floor where there are two double bedrooms and a large single bedroom in addition to an airing cupboard housing a new sealed hot water tank. Externally there is a garden with lovely rural views and two off street parking spaces. The heating is oil central heating. The village of Mells is very quiet and pretty and the property is tucked away just up the road from the village shop/post office. Mells has an infant school and popular village pub, The Talbot, serving quality food. There is also a bus service into Frome, Warminster and Bath. This is a really sweet home 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 D (please see Somerset County Council website for current cost)

Mains electric, and mains water.

Oil heating, Parking: off street parking space to the front of the house.



Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Available from now. Offered unfurnished. EPC Band E.

HOLDING DEPOSIT - Rent of £1500 - one week's rent = £356.15 which is deducted from first month's rent DEPOSIT - deposit will be 5 weeks' rent = £1730.76

OUTSIDE

Garden with lovely views

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band D
Directions	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Classification L2 - Business Data

IMPORTANT INFORMATION

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