



**NORLEY STABLES, NORLEY LANE, TORMARTON, GL9 1JD**  
£2,000 per month\*

**Carter Jonas**



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## An immaculate recently converted Stables in Tormarton, just north of junction 18 of the M4 motorway with two bedrooms, two bathrooms and wonderful rural views.

- Living Room
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Driveway parking
- Courtyard area
- Lovely views

### THE PROPERTY

A beautifully recently built detached home, having its origins as stables, some 8 miles north of Bath City Centre in Tormarton.

Having been all recently built, the accommodation offers wonderfully light and bright living space entrance hallway leading to ground floor bedroom with double doors to front courtyard area and en suite shower room, Sitting Room with wood floors and French Window double door to rear, through to kitchen/breakfast room, also having double doors to outside space.

Stairs lead from the Sitting Room to a further double bedroom with en suite shower room.

There are wonderful rural views to the rear and the front also looks across open fields.

There is off street parking for at least two vehicles and an plenty of space to the front for outside table & chairs.

The property is situated some 1/2 a mile from junction 18 of the M4 motorway and enjoys rural views to the front and rear.

Offered unfurnished and available mid July.

This is a wonderful home and would suit a professional couple or single.

Available for an initial 12 month tenancy.





EPC Rating C. Council Tax Band D. (please see South Glos website for current cost)

Mains electric, and metered mains water. Heating via air source heat pump.

Parking is on the driveway to the front of the house for 2 or 3 vehicles.

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

At a rent of £2000 per calendar month: Holding deposit of 1 week's rent £461.53 Security deposit of 5 weeks rent £2,307.69

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## ADDITIONAL INFORMATION

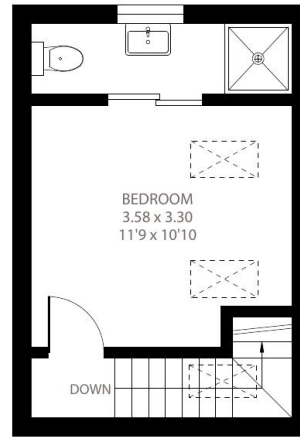
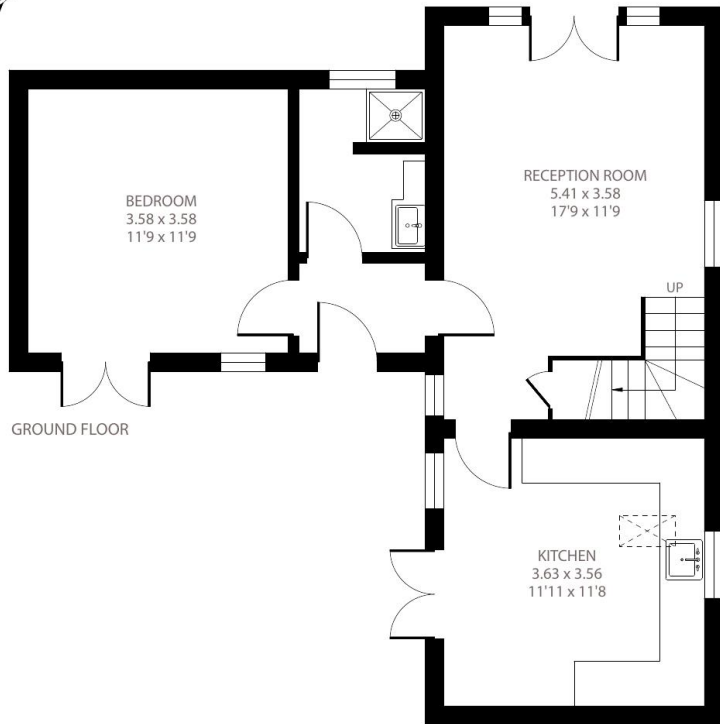
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band D
Directions	





## Norley Lane, Tormarton, Badminton, GL9

Approximate Area = 783 sq ft / 72.7 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023.  
Produced for Carter Jonas. REF: 1056876

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(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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