



**MANOR COURT FARM, COLD ASHTON, CHIPPENHAM, SN14 8JU**  
£3,250 per month\*

**Carter Jonas**

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**A very attractive period detached 4 bedroom, 2 bathroom property which has been fully restored and decorated in a contemporary style in pretty Cold Ashton, 7 miles north of Bath.**

- Dining Room
- Living Room
- Kitchen/dining room
- Utility Room
- 4 bedrooms
- 2 bathrooms
- Garden

#### **THE PROPERTY**

Manor Court is a very attractive period detached house fully restored and decorated in a contemporary style that successfully fuses modern living with period charm. Just seven miles north of central Bath and on the edge of the Cotswolds, being just 2 miles south of junction 18 of the M4, it offers great access to Bristol, Chippenham, Swindon and London. On the ground floor is a wonderful Sitting Room with woodburner and oak flooring, a fully fitted kitchen/breakfast room with electric "Everhot" range oven and hob, dishwasher and fridge with washing machine and tumble dryer in the utility room. There is also a cloakroom and boot room with freezer and back door to garden. The kitchen leads through to the Dining Room, large enough for a table with seating for eight. Stairs rise from the hallway to the first floor where you will find Master Bedroom, 2 further double bedrooms (one with en suite) and a large single bedroom. The En-suite: (for bedroom 2) has bath and shower overhead. There is a large family bathroom with bath and separate shower. The property is approached via gates which lead to a stoned courtyard at the front of the house where there is parking for up to 6 vehicles. There is an enclosed back garden with table and chairs. EPC Band E    Council Tax Band G

Oil CH

Available for an initial 12 month tenancy.

EPC Rating E. Council Tax Band G (please see South Glos County Council website for current cost)

Mains electric, and mains water.



Septic tank drainage, Oil heating,

Parking: Parking for at least 3 vehicles to the front exterior of the house and set behind a gated entrance which shares the driveway with the neighbouring property.

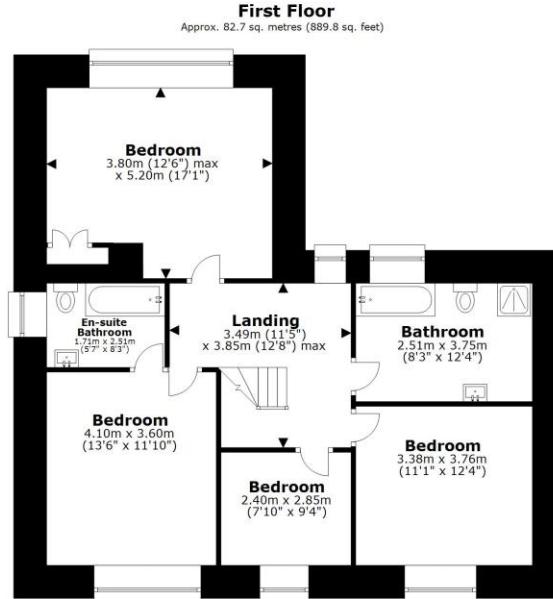
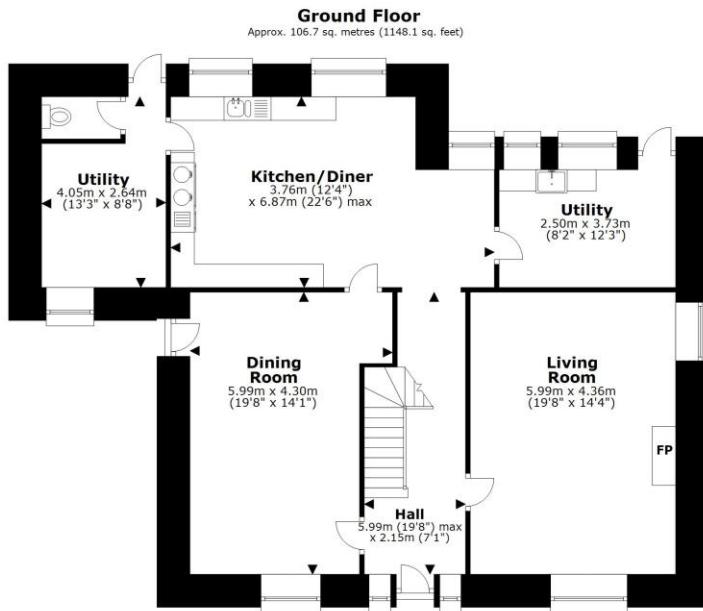
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3,250 per calendar month: Holding deposit of 1 week's rent £750.00 (deducted from first month's rent) Security deposit of 5 weeks rent £3750.00

## 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 G
Directions	

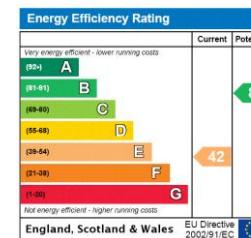




Total area: approx. 189.3 sq. metres (2038.0 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan, however measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. [www.fkphoto.co.uk](http://www.fkphoto.co.uk)  
Plan produced using PlanUp.

**Manor Court Farm, Cold Ashton**



**T: 01225 747250**

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: [bath@carterjonas.co.uk](mailto:bath@carterjonas.co.uk)

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