



Gold Hill, Batcombe - 4 Bed Detached House



Gold Hill, Batcombe, BA4 6HF

Monthly Rental Of £1,750

Located in a scenic village, this property has been recently redecorated and new carpets throughout. Includes multiple reception rooms, 4 bedrooms, garden that surrounds the property with a large front lawn, a rear garden and patio area with a great outlook over the countryside. Driveway and a detached garage. Oil Central Heating, EPC-E, CTB-TBC.



Ground Floor

Entrance Hallway

Leading into the property the hallway includes access through to the reception rooms, kitchen, downstairs WC and cupboards. There are double glazed windows looking out to the front garden.

Kitchen

Fitted Kitchen with base and wall units that provides plenty of storage space, new oven with oven hood above. space for a washing machine and a stainless steel 1.5 kitchen sink with drainer. Door into a large pantry with shelving and another door that leads out to the utility room and wood store.

Reception Room 1 - 11' 11" x 9' 6" (3.63m x 2.89m)

Feature wood fire place, double glazed windows and radiator with doors leading through to the kitchen and hallway.

Reception Room 2 - 11' 10" x 13' 3" (3.619m x 4.03m)

A second reception room with a feature fire place that is no longer in use. A patio door leading out to the rear garden and double glazed windows.

Reception Room 3 - 11' 8" x 16' 5" (3.55m x 5.01m)

Front aspect, large reception room with cupboard, and door leading out through to the rear garden. Could also be used as a fifth bedroom.

Utility Room - 6' 7" x 10' 6" (2.01m x 3.2m)

To the rear of the property is a utility room with plumbing available for washing machine and a worktop with stainless steel sink with drainer.

Store

To the rear of the property opposite the utility room is a store room that could be used to house wood.

WC Cloakroom

Downstairs wc cloakroom with wash hand basin and double glazed window.

First Floor

Bedroom 1 - 14' 6" x 9' 11" (4.41m x 3.01m)

Double bedroom with lots of built in cupboard space, double glazed windows looking out to the rear garden.

Bedroom 2 - 9' 8" x 8' 6" (2.94m x 2.59m)

Double bedroom with built in cupboard space, radiator and double glazed windows looking out to the rear.

Bedroom 3 - 10' 2" x 10' 8" (3.11m x 3.26m)

Double bedroom with plenty of built in cupboard space, radiator and double glazed windows looking out to the rear of the property.

Bedroom 4 - 7' 11" x 10' 1" (2.42m x 3.07m)

A good sized single bedroom with built in cupboard, radiator and double glazed window.

Family Bathroom - 7' 10" x 6' 6" (2.4m x 1.98m)

A white bathroom suite with a power shower over the bath, wash hand basin with vanity unit, shelf and wall mounted mirror. Double glazed window looking and radiator.

WC Cloakroom

First floor WC separate from the bathroom with wash hand basin and double glazed window.

Cupboard Space

On the landing is a cupboard with shelving providing more storage.

Outside

Garden that surrounds the property with a large front lawn, a rear garden and patio area with a great outlook over the countryside.

Driveway that provides plenty of parking and a detached garage.

Tenant Fees

Holding Deposit - £300

(Less than one weeks rent)

First month's rent - £1,750

Security deposit - £2,019

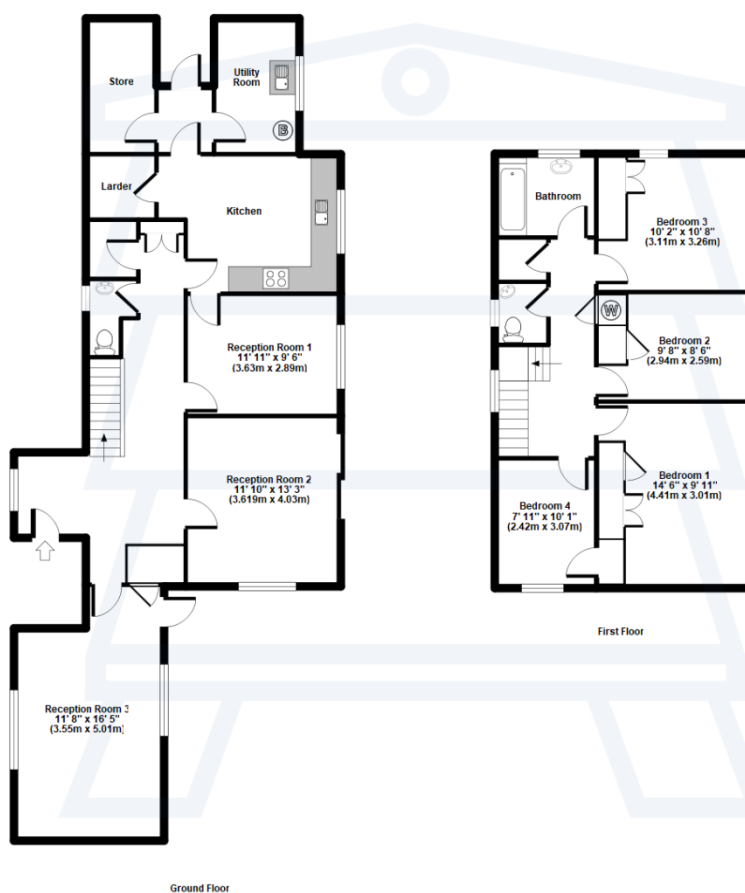
For a full list of our fees please visit our website or office.

- **4 Bedroom Detached House**
- **Located in a Scenic Rural Setting**
- **Redecorated & New Carpets Throughout**
- **Kitchen with New Oven**
- **3 Reception Rooms**

- **Front Lawn and Rear Garden with Patio area**
- **Detached Garage and Driveway**
- **CTB-TBC & EPC-E**
- **Annual Household Income of £52,500pa (Not all income may be accepted)**



Busybee
Lettings
& Sales



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing Arrangements

If you are interested in viewing this property, please contact us to arrange an appointment.

Office: 01458 898008

Email: enquiries@busybeelettings.co.uk

Office Hours: Mon. To Fri. 9am to 5pm, Sat 9am to 12pm.

129 High Street, Street, Somerset BA16 0EX

Client Money Protection - Busybee Lettings Ltd is a member of Safeagent, all safeagent accredited firms are part of a Client Money Protection (CMP) Scheme which offers recompense to tenants and landlords of rent, unprotected deposits or other client funds in the event that monies have been misappropriated or fraudulently used by a safeagent firm.
<https://www.safeagents.co.uk>

The Property Ombudsman - Busybee Lettings is a member of The Property Ombudsman
<https://www.tpos.co.uk>

