



## Broadway Road, Charlton Adam - 2 Bed Cottage



## **Broadway Road, Charlton Adam, TA11 7AU** **Monthly Rental Of £850**

Stone built cottage located within this rural village. Situated close to local amenities, the property consists of a fitted kitchen, living room, family bathroom and two bedrooms. Electric & solid fuel heating. Off road parking. Council Tax Band- C, EPC- D.



## Ground Floor

### **Living Room - 14' 0" x 11' 11" (4.27m x 3.62m)**

Front aspect living room with two double glazed windows, night storage heater and a fire place with a stone surround.

### **Kitchen - 8' 10" x 8' 11" (2.68m x 2.72m)**

Fitted kitchen with an electric hob and oven, stainless steel kitchen sink. Double glazed window looking out to the rear of the property.

## First Floor

### **Bedroom 1 - 13' 4" x 9' 7" (4.07m x 2.93m)**

Front aspect double bedroom with a built in wardrobe, night storage heater and double glazed windows.

### **Bedroom 2 - 8' 8" x 9' 0" (2.63m x 2.75m)**

Rear aspect bedroom with night storage heater and double glazed windows.

### **Family Bathroom - 6' 11" x 5' 11" (2.1m x 1.8m)**

White bathroom suite with an electric shower over the bath, wash hand basin and w/c.

## Outside

Opposite to the property there is off-road parking and garden with patio.

## Tenant Fees

### **Holding Deposit - £196**

(One weeks Rent)

### **First month's rent - £850**

### **Security deposit - £980**

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

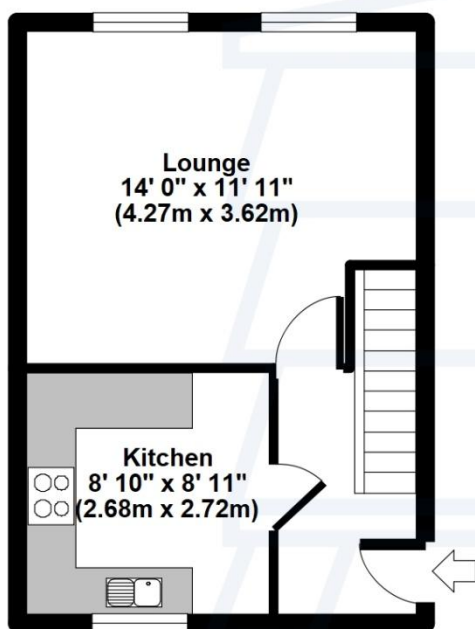
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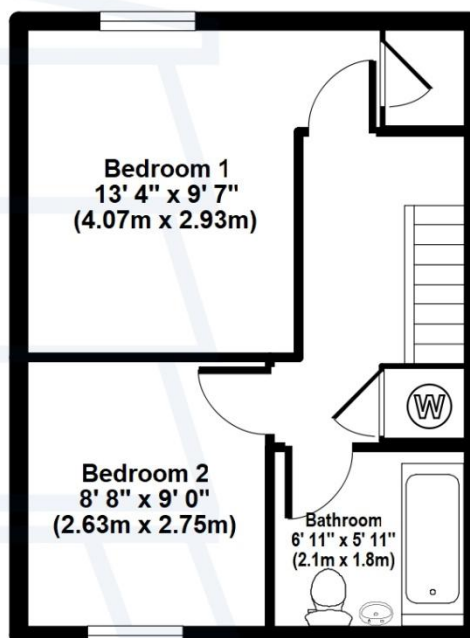
- 2 Bed Cottage in Rural Village
- Fitted Kitchen with Electric Hob and Oven
- Living Room with Fireplace
- Family Bathroom
- Electric Heating
- Fully Double Glazed Windows
- Off-Road Parking and Garden Opposite
- EPC - D
- Council Tax Band - C £1,930.89 (2024/25)
- Annual Household Income of £25,500pa (Some types of income may not be accepted)



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Ground Floor



First Floor

\*All room sizes and layouts are to be used as a guide only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	56   D	
39-54	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](mailto:enquiries@busybeelettings.co.uk)

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

129 High Street, Street, Somerset BA16 0EX

