



Windell Street, Combe Down, Bath

£1,700 pcm

Fantastic Coach House

Description

PLEASE NOTE, WE DO NOT TAKE TELEPHONE ENQUIRIES.
PLEASE EMAIL US WITH ANSWERS TO THE BELOW
QUESTIONS.

YOU NEED TO HAVE AN HOUSEHOLD INCOME OF £51,000.00
PA TO BE ABLE TO PASS REFERENCING FOR THIS
PROPERTY.

PLEASE PROVIDE THE FOLLOWING WITH YOUR ENQUIRY:

1. Who will be living at the property and how do you know one another (friends, family, couple, colleagues etc)?
2. Annual income of occupants?
3. Are all persons over the age of 18 years in full time employment?
4. Any pets? Please specify.
5. Any applicants who smoke?

This is a superb opportunity to rent a beautifully presented coach house which is luxuriously fitted throughout with the benefit of an integral garage.

This spacious and light property has two double bedrooms - the master bedroom having an en-suite shower room - and open plan kitchen/living area. The fitted kitchen benefits from an integral fridge freezer, double oven, hob, washing machine and dishwasher. The property further benefits from gas fired central heating and beautiful



floor to ceiling windows in both bedrooms and living area.

Available August 2024

Council Tax Band: C (Bath and North East Somerset)

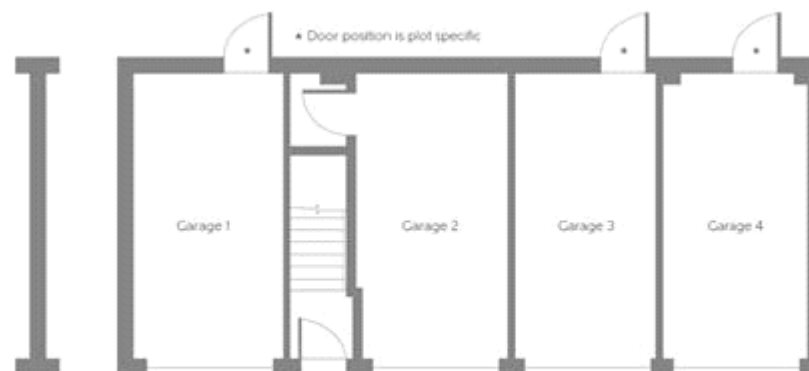
Deposit: £1,961.53

Holding Deposit: £392.30



First Floor

Kitchen/ Living/Dining	5.522m x 6.192m (max) (max)	18'1" x 20'3" (max) (max)
Bedroom 1	5.522m x 2.953m (max) (max)	18'1" x 9'8" (max) (max)
Bedroom 2	3.260m x 3.758m	10'8" x 12'3"



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 Paxtons Estate Agents Ltd - Head Office
 15 Hackett Place, Hilperton, Trowbridge, Wiltshire BA14 7GW
 Tel: 01225 777696 Email: enquiries@paxtonsresidential.co.uk Website:
<https://paxtonsresidential.co.uk/>

