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Residential Lettings



220 Conkwell, Limpley Stoke, Bath,
BA2 7FD

£1,700 pcm

A charming 3 bedroom semi-detached cottage with a garden enjoying views over the surrounding countryside and parking for a couple of vehicles, this cottage enjoys peace and tranquility within a private and gated development of similar cottages. Available for a longer term let on a part-furnished or unfurnished basis.

Available February 2024

Part Furnished

Key Features

- Part of a gated rural development
- 3 bedroom property
- Pets considered at Landlord's discretion
- Semi detached cottage
- Parking for 2 vehicles

Description

220 Conkwell is found as part of a small development of similar, period cottages that form part of the estate of Conkwell Grange, a large period private property which is found on the outskirts of the highly sought after village of Winsley. With separate, gated access leading to the development, the property enjoys peace and tranquility with fine views over surrounding countryside. Having been refurbished in the last couple of years the cottage now boasts a modern shaker style kitchen with integrated appliances and modern yet traditionally styled bathroom and en-suite to the main bedroom along with 2 further bedrooms.

Accommodation

Externally

gravelled driveway and parking for 2 vehicles with

grassed area and gravelled pathway leading to front door and to rear garden with patio area, oil tank, Worcester boiler, grassed back garden area with fencing between properties, railings and aspect onto fields at the back.

Ground floor

Part glazed wooden front door leading into

entrance hall with stairs rising to 1st floor and wooden door into

Lounge

with wood laminate flooring, radiator, 2 double glazed upvc windows looking over front and the rear garden and fields beyond, pendant light, sockets,TV socket.

Dining room

with wood laminate flooring, chimney breast feature, upvc double glazed window to front and 2 to side, pendant light, coving and radiator

Kitchen

with stone tiling on floor, white ladder style radiator, a range of matching dark grey shaker style kitchen units, integrated fridge freezer, integrated Beko electric oven and induction hob with stainless steel extractor over, white laminate worktops housing a 1 1/2 bowl stainless steel Franke sink, brushed chrome mixer tap, part tiled walls, downlighting, upvc double glazed window overlooking rear garden and fields beyond

Utility area

with part glazed wooden door to back garden, plumbing and space for washing machine and door into

Cloakroom

with exposed stone walls, upvc privacy glazed window to side, white WC and wash hand basin with chrome taps.

First floor

Landing

with small loft hatch, downlighting, radiator, upvc double glazed window overlooking rear, door into

Main bedroom

with loft hatch, pendant light, upvc double glazed window overlooking front, radiator, double fitted wardrobe space and door into

Ensuite

with wood effect tiled flooring, part tiled walls, large walk in shower with glass screen, thermostatic shower with rain and handheld shower heads, white bathroom suite comprising of WC and wash hand basin with mirrored wall cabinet over, chrome ladder style towel radiator, down lighting, upvc double glazed window overlooking side

Bedroom 2

with upvc double glazed window to side, pendant light, cupboard for storage

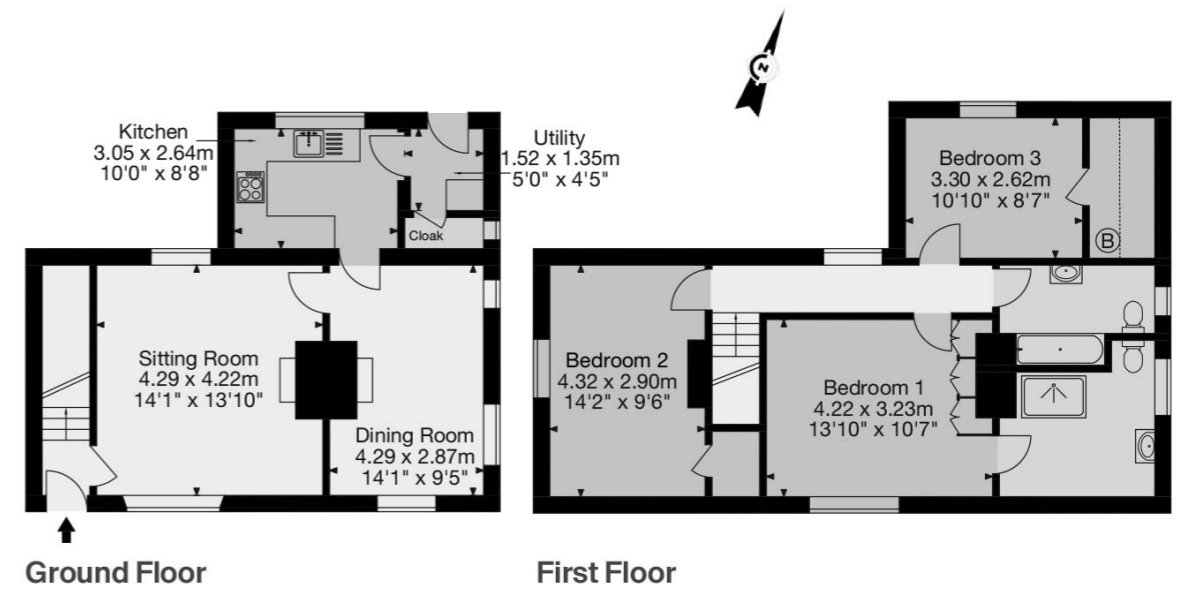
Bedroom 3

with upvc double glazed window overlooking rear garden and fields beyond, cupboard housing Therma Unice1 hot water tank, loft hatch, pendant light, radiator

Family bathroom

with wood effect tiled flooring, part tiled walls, matching white bathroom suite comprising of white bath with tongue and groove panelling, thermostatic shower with rain and hand held shower heads, glazed shower screen, wash hand basin with mirrored cabinet above, WC, chrome ladder style radiator, down lighting, extractor fan and privacy glazed upvc double glazed window to side

220 CONKWELL GARDENS



General Information

Holding Deposit £390.00 equivalent to 1 weeks rent
Damages Deposit £1950.00 equivalent to 5 weeks rent
EPC rating E
Oil central heating
Wiltshire council band D £2136.15 2023/2024

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