



MELLS, FROME, BA11
£2,500 per month*

Carter Jonas

LABURNUM HOUSE, MELLS, FROME, BA11 3QN

- Living Room
- Kitchen
- Utility Room
- Ground Floor Shower Room
- 4 Bedrooms
- First floor Bathroom
- Large park-like Garden

THE PROPERTY

A modern detached property in Mells, a pretty village some 14 miles south of Bath and 3 miles from Frome. The property is approached via a gate which leads to the driveway and the double garage, there is parking for numerous vehicles on the driveway. The accommodation comprises Kitchen, Sitting Room, Utility Room and Shower Room on the ground floor and 4 bedrooms and a bathroom on the first floor. Externally is a rather wonderful garden situated to the rear of the property, which is large and rather park-like. Mells is a very quiet and pretty village and the property is approached via the village road and has a village shop/post office, infant school and popular village pub, The Talbot, serving quality food.

There is also a bus service into Frome, Warminster and Bath. A wonderful village family home in a most sought after location. Babington House Country Club and Hotel is also on the doorstep, offering private member club facilities.

EPC Band D. Council Tax Band F. Offered unfurnished and available now.

Holding Deposit of one week's rent = £576.92 (deducted from first month's rent) 5 weeks' rent deposit = £2884.61 and 6 weeks' rent holding deposit (NHA Tenancy) = £3461.53

OUTSIDE

A rather wonderful large park-like garden.

A modern detached house with 4 bedrooms and 2 bathrooms, double garage and large gardens in the sought-after village of Mells.



ADDITIONAL INFORMATION

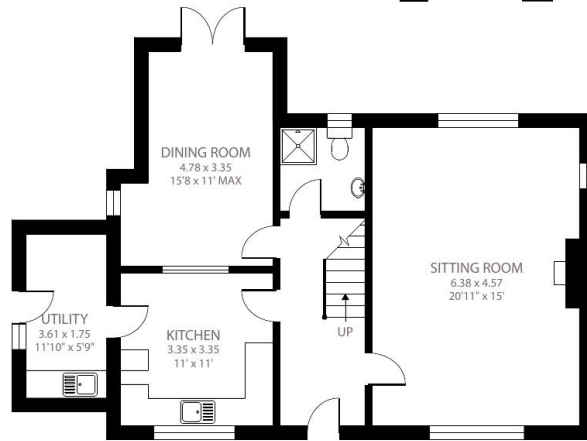
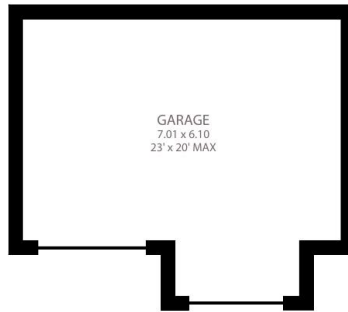
Offers	Available for a minimum term of 12 months longer terms will be considered
--------	---

Viewing	Strictly by appointment
---------	-------------------------

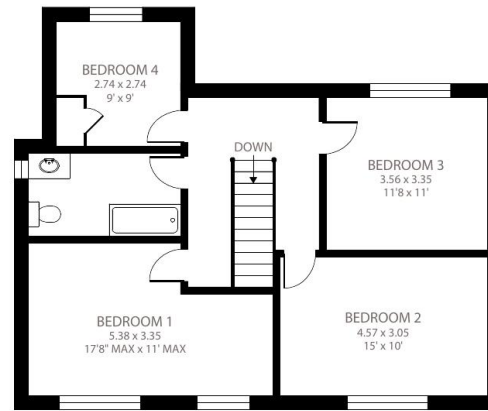
Local Authority	- Council Tax Band F
-----------------	----------------------

Directions	
------------	--





GROUND FLOOR



FIRST FLOOR

Laburnum House, Mells, Frome, BA11

Approximate Area = 1589 sq ft / 147.6 sq m
 Outbuilding = 404 sq ft / 37.5 sq m
 Total = 1993 sq ft / 185.1 sq m
 For identification only - Not to scale



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
 *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 1054174

T: 01225 747250

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

E: bath@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE