



NAGS HEAD, NORLEY LANE, TORMARTON, GL9 1JD
£1,350 per month*

Carter Jonas

A wonderful and immaculate recently renovated one bedroom cottage just north of Bath in Tormarton, offered unfurnished.

- Kitchen
- Living Room
- Bedroom
- Shower Room
- Driveway Parking
- Front Garden
- Rural views

THE PROPERTY

A beautifully recently refurbished one bedroom period semi detached cottage some 8 miles north of Bath City Centre in Tormarton. The property has recently been the subject of complete renovation within recent years and offers wonderful accommodation of Sitting Room with wood floors and woodburner, kitchen/breakfast room with fitted appliances of range oven, fridge, freezer and dishwasher with plumbing for washing machine, there is a cloakroom off the kitchen.

Stairs rise from the sitting room to the first floor double bedroom with en-suite shower room.

The back door from the kitchen leads to the rear courtyard area which has wonderful views across fields to the rear. There is an external wooden Lodge which has electricity points so could be used as office space if necessary. The garden is to the front with off street driveway parking for approx. 3 vehicles behind a 5 bar gate. The property is situated some 1/2 a mile from junction 18 of the M4 motorway and enjoys rural views to the front and rear. Offered unfurnished and available 1 May 2025 - this really is a wonderful cottage and would suit a professional couple or single. Available for an initial 12 month tenancy.

EPC Rating E. Council Tax Band D (please see South Glos District Council website for current cost)

Mains electric, and mains water. Oil Central heating. Driveway parking to the front for two vehicles.



Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1350 per calendar month: Holding deposit of 1 week's rent £311.53 Security deposit of 5 weeks rent £1557.69

6 weeks' deposit (NHA tenancies) = £2076.90

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band D
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Directions	
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Classification L2 - Business Data

IMPORTANT INFORMATION

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