



CATCHPOT LANE, OLD SODBURY, BS37 6SN
£3,000 per month*

Carter Jonas

AVAILABLE FOR A 6 MONTH TENANCY

A wonderful single storey home just north of junction 18 of the M4 motorway in pretty Dodington with 4 bedrooms and 2 bathrooms. 4,000 sq. ft of accommodation.

- Living Room
- Family Room
- Dining Room
- 4 bedrooms
- 2 bathrooms
- Kitchen/breakfast room
- Utility room

LOCATION

Dodington is situated 9 miles north of Bath City Centre and is 1 mile north of Junction 18 of the M4 motorway, giving access to Bristol and the West Country to the west, Chippenham, Swindon and London to the east and the Cotswolds to the north. There are local amenities in nearby Chipping Sodbury

THE PROPERTY

Available for 6 month tenancy only - We are pleased to offer to the rentals market an opportunity to rent a single storey property which has in excess of 4,000 sq.ft of accommodation. The lateral and light accommodation is set in a quadrangle around a central courtyard and comprises entrance hall with cloakroom, and the hallway leads to kitchen/breakfast room with appliances, large utility room, 40ft Sitting Room/Dining Room, (which can either be one large room or two rooms separated by double doors). There are sliding doors to the garden from the Sitting Room. The property has 4 bedrooms and 2 bathrooms in addition to a large family room which gives additional very useful family space. Catchpot Nursery sits within its' gardens and has plenty of driveway parking. A great family home with light and lateral space. Most certainly worth a viewing as needs to be seen to fully appreciate the space. EPC Band E. Council Tax Band F. (please see South Glos website for current cost) Offered unfurnished and available early January 2025.

Mains electric, and mains water. Septic tank drainage, Oil heating. Parking: Driveway parking for 4 or 5 vehicles.

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



At a rent of £3000 per calendar month: Holding deposit of 1 week's rent £692.30 Security deposit of 5 weeks rent £3461.53

OUTSIDE

Gardens surround the house and there is driveway parking.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

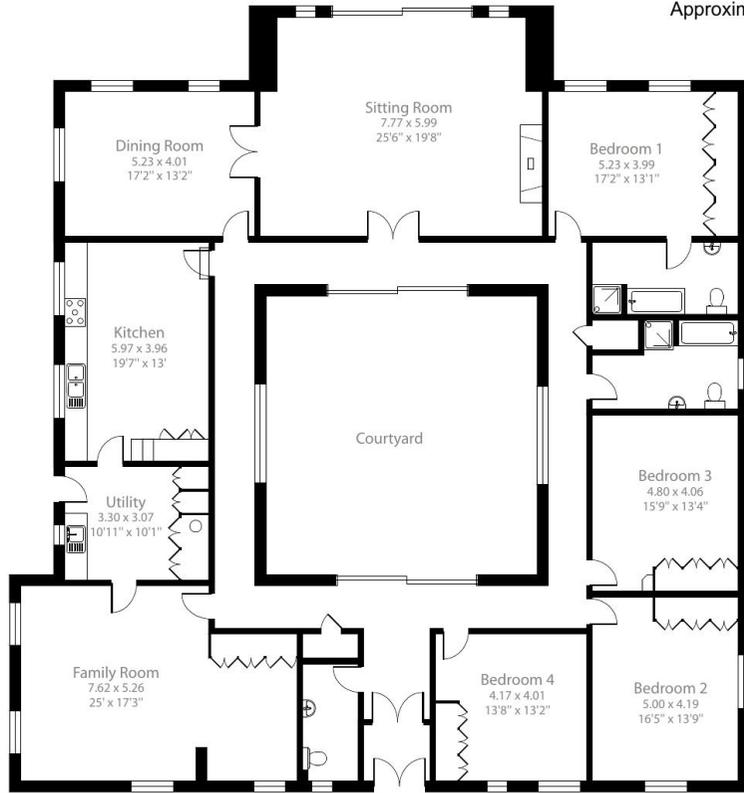
Local Authority - Council Tax Band F

Directions



Catchpot Nursery, Catchpot Lane, Old Sodbury, Bristol, BS37

Approximate Area = 4001 sq ft / 371.6 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 988356

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(79-80)	C		
(65-68)	D		
(54-57)	E	43	56
(41-53)	F		
(1-40)	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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