



**MOUNTAIN BOWER, NORTH WRAXALL, SN14 7AJ**

£1,800 per month\*

**Carter Jonas**



- Living Room
- Kitchen/Breakfast Room
- Utility Room
- Office/Study
- 4 Bedrooms
- 3 Bathrooms
- Courtyard garden
- Driveway parking

### THE PROPERTY

A modern detached family home which has been the subject of renovation within the last few years. Situated in the quiet, rural hamlet of Mountain Bower, some 8 miles to the north of Bath and near to the villages of Marshfield, West Kington and North Wraxall. Surrounded by rural views and country walks, this lovely family home offers accommodation of living room, large kitchen/dining room, kitchen having appliances of oven with hob, dishwasher, fridge/freezer, washing machine and tumble dryer, study/office, utility room, 4 bedrooms and 3 bathrooms, (one of which is on the ground floor). The ground floor has underfloor heating throughout. There is a terraced paved garden to the rear and driveway parking for numerous vehicles to the front. The perfect family location for those wanting the country life. Local amenities of village shops and Pubs are half a mile away in Marshfield and offering good access to M4 junction 18 (2 miles to the north), Chippenham (8 miles to the east), Bath (9 miles to the south) and Bristol (17 miles to the west). Offered unfurnished. Available May 2024. Council Tax Band C. EPC Band E.

Available for an initial 12 month tenancy.

EPC Rating E. Council Tax Band C (please see North Wilts District Council for current cost)

Mains electric, LPG gas and metered mains water.

Mains drainage.

Parking: for up to 4 vehicles to the front of the property on the driveway.

**A modern detached 4 bedroom, full of light and space with 3 bathrooms family home in the pretty and quiet hamlet of Mountain Bower, renovated and modernised within the last few years with courtyard garden and driveway parking for numerous vehicles.**





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

At a rent of £1800 per calendar month:  
Holding deposit of 1 week's rent £415.38  
Security deposit of 5 weeks rent £2076.92

**OUTSIDE**

**Paved rear garden and driveway parking to the front.**

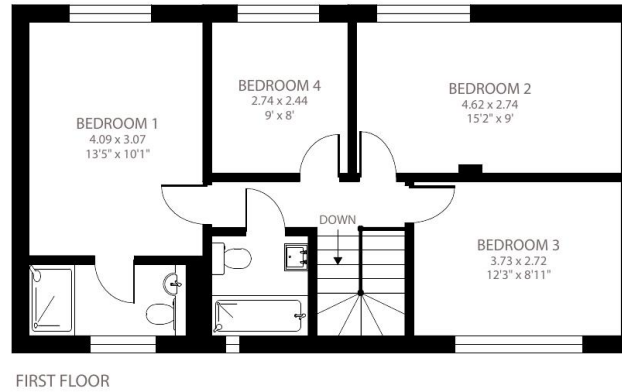
**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band C
Directions	

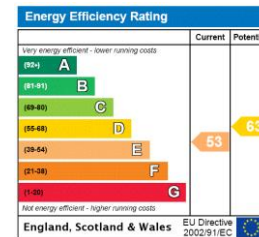


# Beechers, Mountain Bower, North Wraxall, Chippenham, SN14

Approximate Area = 1641 sq ft / 152.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1062642



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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