The Estate Office, Brook Hall, Evercreech, BA4 6DP
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2 WESTFIELD COTTAGES
LEIGHTON LANE, EVERCREECH, BA4 6DP



TO LET £2,150 pcm

A superb 4 bedroom house in a rural location with good size gardens overlooking fields and backing onto a stream.
The property offers flexible 4 bedroom accommodation as the main house has 2 reception rooms, conservatory, fully fitted kitchen, shower room, 3 bedrooms (with en-suite to master) and a bathroom.
In addition, there is an extra family room / 3rd reception with a rear door and bedroom above which has been formed from the old garage (far left-most part of the house).
A remarkable and individual property, **AVAILABLE NOW!**
GAS CH, DG, AMPLE PARKING, GARDEN, PATIO, DECKING, RECENTLY DECORATED AND CARPETED

Front door to:

Hall
Stairs to first floor, door to dining room, door to:

Lounge 18' 1" X 11' 7"
Window to front, 2 windows to side, wall lights, brick fire surround with oak mantel over and functional grate, tv, fm, dab, tp & satellite points, 2 radiators, twin doors to





Conservatory 12' 3" X 10' 3"
All double glazed (including roof), two radiators, power points, twin doors to the side.



Dining Room 18' 1" X 11' 5"
Window to front, twin doors to rear, brick fireplace with oak mantel over and wood burning stove inset, two store cupboards, wall lights, radiator.



Kitchen 12' 2 X 11' 5"
Window to front, inset ceramic sink unit with mixer tap, five burner LPG gas hob, split level single oven, fitted combination microwave, oven, grill, American fridge-freezer, fitted integrated washing machine & dishwasher, glazed display cupboards, under unit lighting, extractor hood.



Inner Hall
Door to family room, door to:

Shower Room 5'11" X 2' 7"
Window to side, low level wc, wash hand basin, shower enclosure, radiator, towel radiator,

Family Room/Reception Room 18' 3 X 9'
Window to front, door to rear, stairs to attic store, tv, fm, dab, satellite point, radiator.



Bedroom 4 **19' 9" X 8' 5"**
Two roof lights to rear, eaves stores, radiator, beams, fitted drawer units, spot lights.



First Floor Landing
Window to rear, radiator, loft access (with drop down ladder) The attic is fully boarded with light and ladder and houses the water cylinder and LPG gas boiler.

Bedroom 1 **12' 6" X 9' 8"**
Window to front, radiator, wall light, built-in wardrobe, door to **En Suite:**
Low level wc, wash hand basin, shower cubicle, towel radiator.





Bedroom 2 **11' 3" X 9' 11"**
Window to front, radiator, wall lights, fitted over stairs cupboard, built-in open wardrobe.



Bedroom 3 **8' 3" X 8' 1"**
Window to rear, radiator



Bathroom **8' 5" X 5' 7"**
Window to rear, wash hand basin with fitted cupboard under, shower bath with screen, low level wc, tiled surrounds.



Outside

Rear garden

Decked area fed from dining room, patio area with feature circle, large lawn area, second patio area, outside lights.





Side patio area
A private area at the side of the property with access to the front, the paddock, the conservatory and the rear garden.

Agent Note

Viewing is strictly via Simon Heal Estate Agents on 01749 343 111

TO RENT THIS PROPERTY YOU WILL NEED ;

RENT	£2150.00
DEPOSIT	£2150.00
TOTAL	**£4300.00**

This needs to be paid in cleared funds prior to occupancy.

Tenants must pay gas, electricity, wi-fi, water and council tax bills.

COUNCIL TAX BAND "D"

EPC=D

If a phone line is required the re-activation charge (if applicable) is payable by the tenant.

Tenants are also reminded of the need for a TV licence if a TV is used in the property.

The landlord will insure the building but tenants are responsible for their own contents insurance.

All information given is believed to be correct, however we advise prospective tenants to make their own enquiries for confirmation.

Sizes are approximate.

The property is services by a private sewage system which requires the septic tank to be emptied every 3 months at the tenants' expense.