

# Valley Property Managers

[www.valleypropertymanagers.co.uk](http://www.valleypropertymanagers.co.uk)

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**Property to Let: - Furlongs, Denny Lane, Chew Magna, Bristol BS40 8SY**

**4 Bedroom Country House £2,250 - per month**

**A video of the whole property is available on request.**







## **Property details**

The property is a beautiful country house situated in a quiet country lane on the outskirts of the village of Chew Magna in the beautiful Chew Valley.

The property is 6 miles from Bristol Airport, 9 miles from Bristol city centre, 13 miles from Bath and 14 miles from the city of Wells.

The property is comprised of the following:

### **Ground floor:**

**Hallway:** Large storage cupboard

**Lounge:** 22ft x 16ft with inglenook fire place and patio door to garden

**Separate sitting room:** 16ft x 16ft with French doors

**Down stairs toilet:** 7ft x 4ft

**Dining room:** 13ft x 14ft with patio door to garden

**Kitchen:** 15ft x 9ft - fitted with an electric cooker, dishwasher and fitted cupboards

**Lobby:** Leading to the utility room, downstairs toilet and garage

**Utility room:** 7ft x 7ft with fitted cupboards, sink unit and plumbing for washing machine and space for tumble dryer and freezer

**Toilet** and wash basin off utility room: 6ft x 4ft

**Double garage:** 18ft x 16ft with shelves for storage

### **Upstairs**

Extensive landing to access bedrooms and bathroom

**Main bedroom:** 16ft x 15ft with 2 wardrobes and fully fitted en-suite bathroom and shower.



**2<sup>nd</sup> bedroom:** 13ft x 8ft with built-in wardrobe with fitted drawer and shelf unit

**3<sup>rd</sup> Bedroom:** 13ft x 8ft with pine wardrobe

**4<sup>th</sup> Bedroom:** 13ft x 10ft

**Family bathroom:** 9ft x 7ft - fully fitted with shower cabinet, separate bath, washbasin and pedestal toilet.

**Airing cupboard:** With fitted shelves

### **Outside**

Access to double garage and parking for a number of cars

At the rear of the property is a large patio area with beautiful views

### **Garden**

The garden is fully maintained by contractors and paid for by the landlord

Energy rating D58

## **Application for tenancy**

- ❖ Application form to be completed by each tenant, which authorises references and credit checks;
- ❖ Monthly rent: £2,250 per calendar month paid by standing order;
- ❖ Deposit: £2,250 paid into statutory scheme;
- ❖ No smoking is allowed in the property;
- ❖ Pets are by agreement only;
- ❖ Tenant is responsible for the following:-
  - Council Tax Band G
  - Electricity
  - Oil
  - Water and sewerage
  - Telephone, if required
  - Personal contents insurance, at tenant's own discretion.

To reserve the property, a holding fee of £500 will be required, which will be deducted from the first month's rent. This will be refunded in the event that the landlord decides not to go forward with the tenancy but it will not be refunded if the tenant decides not to go forward with the tenancy.

