



DODINGTON LANE, DODINGTON, BS37 6SB
£2,200 per month*

Carter Jonas

- Kitchen
- Sitting Room
- Dining Room/Bedroom
- Shower Room
- Bedroom 2
- Bedroom 3
- Bathroom
- Garden
- Off-street parking
- Electric Car Charger
- Wonderful views

LOCATION

Dodington is a village situated just 2 miles north of Junction 18 of the M4, therefore allowing easy access to Bristol and the South West and Chippenham, Swindon and London to the East and Bath to the south. It is also the gateway to the Cotswolds.

THE PROPERTY

We are pleased to be able to offer to the lettings market The Emes, a property that forms part of the recently renovated Dodington Manor development. Situated on Dodington Lane and nestled within the most wonderful rural location, Dodington Manor has been the subject of complete renovation within recent years. The Emes would offer a tenant unique and high specification rural living. The property is an attached period Grade II Listed house offering accommodation of Kitchen with oven and space for other appliances, wonderful 20' Sitting Room with feature double doors out onto courtyard, in addition to a 20' Dining Room or Bedroom with double doors out onto terrace and garden and shower room on the ground floor and two further bedrooms and a bathroom on the first floor. The property is approached via a country lane into a gated driveway with shared access and is set around a landscaped central courtyard. Within the development are four other properties and each property has its own private garden, two parking spaces with electric car charger and wonderful rural views. The Emes' garden is situated on the western boundary of the development and enjoys access from the Dining Room. There is also additional parking for visitors. This development has been completed to the highest of standards and will offer quiet, quality village/rural living.

The heating is LPG tank gas. PET FRIENDLY

A most wonderful and unique recently converted and renovated 2 or 3 bedroom house that forms part of the Grade II Listed Dodington Manor development.



Council Tax Band is E and EPC is Band E.

Available for an initial 12 month tenancy.

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

Mains electric, LPG gas and metered mains water.

Parking: to the front for two cars, the property has an electric car charger.

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

At a rent of £2,200 per calendar month: Holding deposit of 1 week's rent £507.69 Security deposit of 5 weeks rent £2,538.46

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 E

Directions



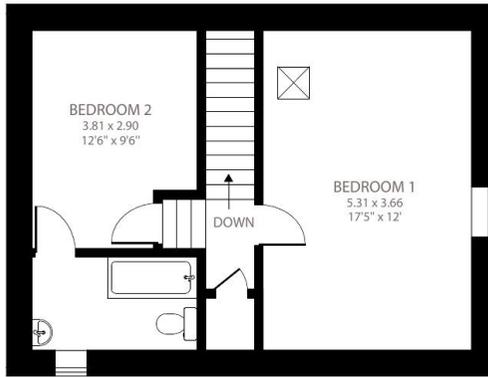
Dodington Lane, Dodington, Chipping Sodbury, Bristol, BS37

Approximate Area = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 937199

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

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Classification L2 - Business Data

IMPORTANT INFORMATION

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