



BATH ROAD, COLERNE, SN14 8AT
£3,750 per month*

Carter Jonas

A wonderful detached family home with 4 bedrooms and 2 bathrooms, 7 miles north east of Bath in Colerne with marvellous south facing views, gardens, driveway and garaging.

- Hallway
- Utility Room
- Cloakroom
- Open plan Kitchen/Living Room
- Sitting Room
- 4 Bedrooms
- 2 Bathrooms
- Garaging
- Driveway Parking
- Gardens surrounding the house

THE PROPERTY

Primrose House is an individually designed detached family home situated north east of Bath on the outskirts of the village of Colerne. The property is set over two floors and the front door leads to the hallway which in turn leads to utility room, cloakroom and through to Kitchen/Dining Room. The kitchen appliances of "Everhot" oven, run by electricity, dishwasher and fridge/freezer, there is also a water softener. The kitchen is open plan to the dining room which has a woodburner. The sitting room is off the kitchen/dining room. The kitchen/dining room benefits from a wonderful floor to ceiling double height glass wall, having bi-fold doors with windows above, maximising the south facing light and views. From the hallway, stairs rise to the first floor, where there is a galleried landing space set up with fixed desk complete with desk lights, this space overlooks the dining room area below. Off the landing are four bedrooms, one with en suite shower room and a further family bathroom having bath with separate shower. Primrose House sits within it's own gardens having driveway access both from the Bannerdown Road and from the rear road. There are also two garages and driveway parking for numerous vehicles. This really is the most wonderful family home.

Available for an initial 12 month tenancy.

EPC Rating C. Council Tax Band F (please see Wiltshire Council Council website for current cost)

Mains electric, and metered mains water.

Oil heating. Parking: for numerous vehicles on the driveway adjacent to the house and in the two garages.



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

At a rent of £3750 per calendar month: Holding deposit of 1 week's rent £865.38 (taken from first month's rent) Security deposit of 5 weeks rent £4326.92

OUTSIDE

Gardens surround the house and in the Spring, are covered with the most beautiful primroses, giving the house its name! There is garaging and parking.

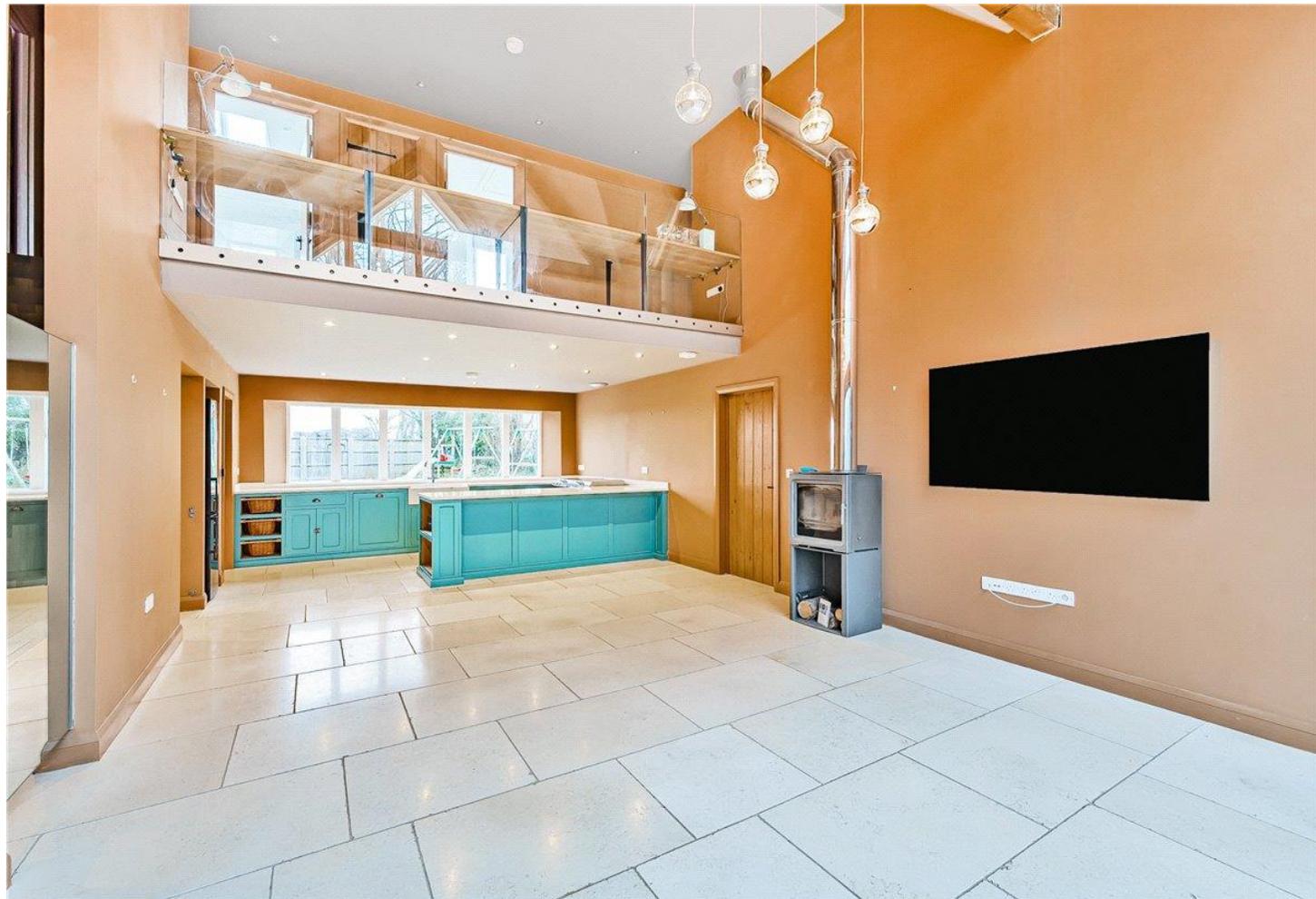
ADDITIONAL INFORMATION

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



Primrose House, Bath Road, Colerne, Chippenham, SN14

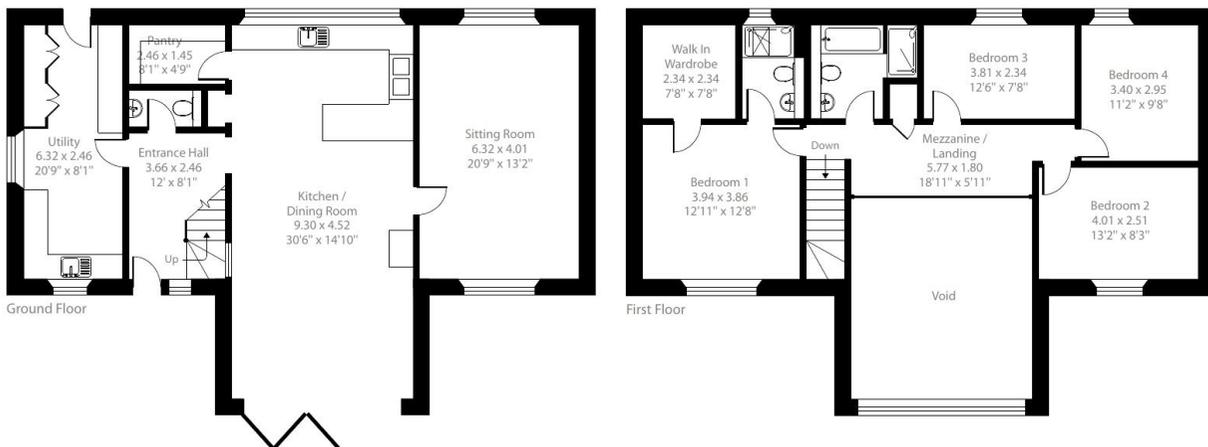
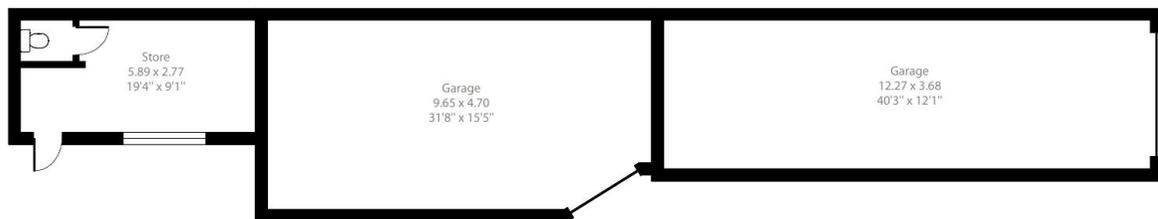
Approximate Area = 1957 sq ft / 181.8 sq m (excludes void area)

Garages = 975 sq ft / 90.6 sq m

Store = 176 sq ft / 16.3 sq m

Total = 3108 sq ft / 288.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Carter Jonas. REF: 1249933

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		93
(81-84)	B		
(79-80)	C	75	
(65-68)	D		
(59-64)	E		
(51-58)	F		
(1-50)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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