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The Creamery, Batch Farm

, Kilmersdon, Nr Radstock, Somerset, BA3 5SP

Rental £1,250 pcm

2 bedroom House available 27 September 2025

8 Harris Close, Frome, Somerset,
BA11 5JY

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01373 454 188



Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00

Wed 09.00 - 20.00; Thurs 09.00 - 20.00

Fri 09.00 - 20.00; Sat 09.00 - 20.00;

Sun 09.00 - 20.00

- * Unfurnished
- * Courtyard Garden

- * Two Bedrooms
- * Parking

- * Two Reception Rooms

Situation

A two-bedroom unfurnished barn conversion to let, situated in the charming village of Kilmersdon. The property offers well-presented accommodation comprising: entrance hall, lounge with French doors leading to the garden, dining room, kitchen, wet room, master bedroom with en-suite bathroom, and a second twin bedroom. Outside, there is a courtyard garden, communal garden, and allocated parking. The property also benefits from double glazing throughout. Please note: An additional £150pcm is payable to cover bills on top of the rent. Available 27th September 2025 EPC- D Council Tax Band - TENANTS: If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw. Property Particulars: We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this Property Ref: inst-5715

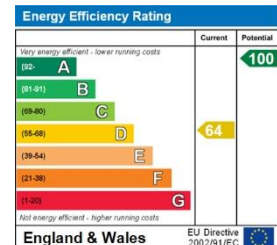
All measurements are approximate.

Further Information

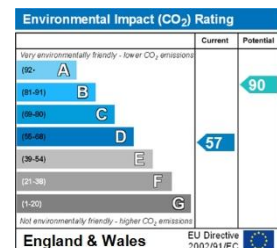
The deposit required is £1,400
 The landlord has requested to include Tenants are allowed one dog.
 The bills included in the rent are Council Tax / Rates, Electricity and Water
 The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company
 The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon
 Creation Date: 09/09/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944