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Leighton Park Road

, Westbury, Wiltshire, BA13 3RX

Rental £1,395 pcm

3 bedroom House available 07 October 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
- * Downstairs Cloakroom
- * Council Tax Band C

- * Three Bedrooms
- * Parking

- * One Reception Room
- * Garden

Situation

A three bedroom extended semi-detached house situated within a elevated position with accommodation comprising of: Front extension Porch with entrance hallway, downstairs cloakroom, and reception room/office/store room to the side (ideal for working from home), kitchen/diner, lounge, three double bedrooms and a bathroom. The property benefits from double glazing and gas central heating. Outside can be found a driveway for parking, carport and the rear garden with patio, lawn area and metal shed with double doors for more storage. There is a gate from the rear garden to the fields behind and gorgeous views over towards Bath from the Lounge and Master Bedroom . The property will allow pets with five weeks deposit. Available 7th October 2025 EPC- D Council Tax Band - C 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

All measurements are approximate.

Further Information

The deposit required is £1,395

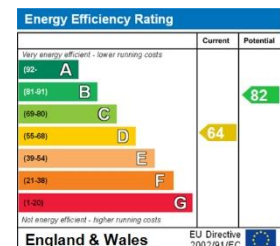
The landlord has requested to include Landlord will not be responsible for repair, replacement or removal of white goods at the property., Tenants are allowed one Patterdale Terrier dog at the property.

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

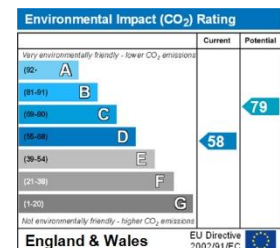
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 60 Months

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.
Creation Date: 08/09/2025

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