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Park Hayes

, Leigh on Mendip, Nr Radstock, Somerset, BA3 5QN

Rental £850 pcm

1 bedroom House available 05 February 2026

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

Situation

This property is unexpectedly back on the market and available now. A one bedroom annexe situated in a village location with garden. The accommodation comprises: Open plan lounge/diner with back door leading to the garden, double bedroom, kitchen with white goods and shower room. The property benefits from oil fired central heating. £145pcm to be paid on top of rent for the heating oil (this heats the water and radiators) and internet. Available 5th February 2026! EPC - C Council Tax Band - A 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 specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been Property Ref: inst-5810

All measurements are approximate.

Further Information

The deposit required is £995

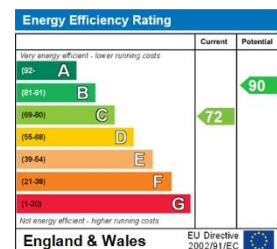
The landlord has requested to include £145 for the oil for the heating/water and internet included in the rent. , The main stopcock for the main house is behind the sink the annexe. If the landlord needs access then he has permission from the tenants to enter the property and use the stopcock., The electric meter for the annexe is situated in the main house kitchen. The tenants would need to gain access via the landlord. , The tenants need to maintain the garden and keep it tidy.

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

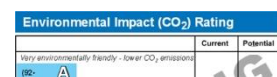
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

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.



Creation Date: 09/01/2026

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, 2026. Lettings-R-Us Registered in England No. 5117944