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Manor Cottages

, Rudge, Nr Frome, Somerset, BA11 2QG

Rental £1,295 pcm

2 bedroom House available 09 October 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
- * Utility Room
- * Garden

- * One Reception Room
- * Downstairs Cloakroom
- * Parking

- * Two Bedrooms
- * Double Glazing

Situation

A two double bedroom semi detached character property situated within a lovely setting with views of the countryside. The property accommodation comprises of: Lobby/study/boot room, inner hallway, downstairs cloakroom, kitchen/diner approximately 15'0" x 10'0" with integrated fridge/freezer, cooker, oven, hob and fitted breakfast bar, French doors leading to the garden, utility, lounge approximately 18'3" x 12'0" with dual aspect windows and log burner. Upstairs can be found bedroom one approximately 15'0" x 11'6", bedroom two approximately 13'3" x 12'5", bathroom with a shower bath, glass screen, heated towel rail, boiler room with shelving. Outside can be found a professionally landscaped garden and parking for two vehicles. The property benefits from double glazing and electric central heating. Available 9th October 2026 Council tax band - D EPC - E 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 Ref: inst-6007

All measurements are approximate.

Further Information

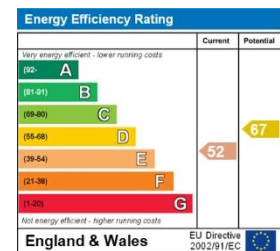
The deposit required is £1,494.23

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

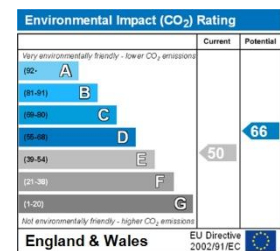
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 240 Months

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 dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 02/09/2026

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