



 **TOWNSEND**
LETTING & MANAGEMENT

West Bagborough, Taunton

£1,450 PCM

3 Bedroom Cottage - Semi Detached

Available 1st August 2024



Elm Tree Cottage West Bagborough, Taunton, TA4 3EQ



£1,450 PCM
Council Tax Band D

Deposit £1,673
Floor Area 1065.00 sq ft

- Council Tax Band D
- Popular Quantock Village
- Oil fired central heating
- Excellent condition throughout
- GARAGE

TOWNSEND LETTING & MANAGEMENT are delighted to bring to the rental market this stunning three DOUBLE bedroom semi detached cottage in the popular Quantocks village of West Bagborough. The property is presented in a very high standard throughout and is the perfect country cottage with wonderful views to the rear. It enjoys oil fired central heating and a cozy log burner in the lounge.



The accommodation briefly comprises on the ground floor entrance lobby, lounge with stairs to first floor off, cloakroom, dining room and bright kitchen/diner to rear. Also downstairs WC. On the first floor there are three double bedrooms and a large family bathroom. Outside is an easily maintained patio garden and just across the shared rear drive, a semi detached garage.

ONE only SMALL cat or dog considered.

West Bagborough is situated on the southern slopes of the Quantock Hills, and is a desirable village in this lovely Area of Outstanding National Beauty.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

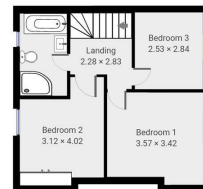
All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.



Broadband/Mobile phone coverage

For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.

Please note Tenants cannot run/register a business from this property.



This is a guide only. No guarantee is given for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	