



TOWNSEND LETTING & MANAGEMENT

Volis Hill, Kingston St. Mary, Taunton

£950

3 Bedroom Cottage - Semi Detached

Available 19th July 2024





£950
Council Tax Band B

Deposit £1,096
Floor Area 785.00 sq ft

- Freshly renovated
- Liquid Petroleum Gas central heating
- Council Tax Band B
- Two off street parking spaces

TOWNSEND LETTING & MANAGEMENT are pleased to bring to the rental market this attractive three bedroom semi detached period cottage on a working dairy farm approximately 3 miles north of Taunton town centre.

The property comprises on the ground floor a porch, hallway, living room, large kitchen and utility room. There is also a useful covered area just before the rear garden. Upstairs are three bedrooms and a bathroom. There are two/three parking spaces to the front of the property.

Suit a couple, up to one child but sorry, STRICTLY NO PETS.

Utility responsibilities

Water - Private supply. A standing charge of £42 every 6 months payable to the Landlord. Actual water usage privately supplied, metered and payable to the Landlord

Sewerage - very small charge for the running of the new treatment plants, to be agreed with the Landlord (>1.7kw per day).

LPG - separate tank for the property, tenant pays for fuel.

Electricity - separately mains supplied and metered

Broadband/Mobile phone coverage

BT Broadband is circa 2-5 Mbps Download. A near neighbour uses an EE 5G mobile router and gets 15-20 Mbps.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		46	72