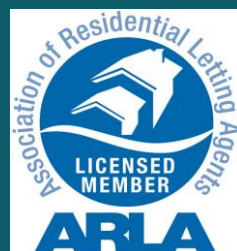




The Barn House
Langport, Somerset, TA10 9AA

Monthly Rental of £2350

5 bedrooms
Ref:EH000608



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Overview

Detached Barn Conversion
Versatile Accommodation
3/4 Reception Rooms
4/5 Bedrooms
Landscaped Gardens approximately
0.85 Acre
Oil central heating and double
glazing
Views
Available November



A detached period 5-6 bedroom barn conversion in approximately 0.85 acre gardens with views over neighbouring countryside. Benefiting from versatile accommodation, ample parking and available November.

Accommodation
The front door is protected by an impressive stone porch

Entrance Hall
Spacious with tiled floor, radiator, storage and stairs to the first floor

Inner hall
Spacious with fitted carpet, radiator, huge airing cupboard with electric immersion heater, storage room/pantry

Sitting Room 27' 8" x 14' 9" (8.43m x 4.49m)
Fitted carpet, LPG fire, radiators, double glazed uPVC windows to two aspects overlooking the gardens

Dining Room 15' 10" x 13' 11" (4.82m x 4.25m)
Fitted carpet, radiator, double glazed uPVC window

Study 10' 6" x 8' 11" (3.2m x 2.73m)

Farmhouse Kitchen 18' 4" x 10' 2" (5.6m x 3.1m)
Tiled floor, dining area, kitchen with

Utility room 10' 6" x 6' 11" (3.2m x 2.12m)
Oil fired boiler, stainless steel sink, worktop, space and plumbing for washing machine, double glazed uPVC window

Conservatory 20' 4" x 7' 8" (6.2m x 2.34m)
With double glazed uPVC window and doors to the garden





Cloakroom 9' 5" x 5' 11" (2.88m x 1.8m)
Fitted carpet, radiator, huge airing cupboard with electric immersion heater

Bedroom 1 15' 7" x 11' 9" (4.75m x 3.58m)
With fitted carpet, radiator, double glazed uPVC windows to two aspects, extensive fitted wardrobes.

Bedroom 2 11' 8" x 10' 11" (3.56m x 3.33m)
Fitted carpet, radiator, double glazed uPVC window to the front.

Bathroom 11' 3" x 7' 8" (3.44m x 2.33m)
The walls and floor are tiled, claw foot bath with shower over, shower cubicle, close coupled WC, large washbasin, chrome towel radiator, double glazed windows

Guest/Bedroom 3 15' 1" x 14' 4" (4.6m x 4.37m)
Fitted carpet, radiator, double glazed uPVC window to the front, door to the:

Guest En-suite 10' 10" x 4' 10" (3.3m x 1.47m)
With panelled bath, close coupled WC, pedestal wash basin, extractor fan, tiled walls.

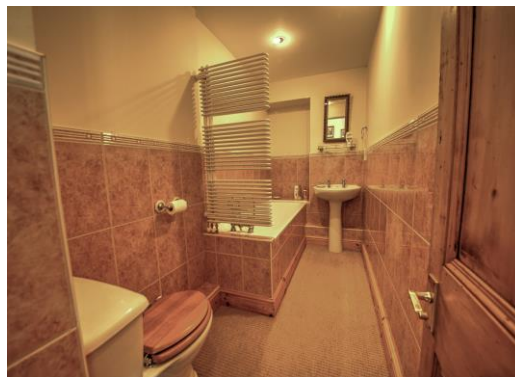
UPSTAIRS

Bedroom 4 14' 9" x 10' 6" (4.5m x 3.2m)
timber floor, radiator, fitted wardrobe, double glazed uPVC window to the side and Velux skylights

Playroom/Study 12' 6" x 9' 6" (3.8m x 2.9m)
Timber floor, radiator and window to side.

Bedroom 5 23' 3" x 11' 2" (7.08m x 3.41m)
Timber floor, radiator, Velux skylights, built in wardrobe

Shower Room 7' 2" x 4' 4" (2.18m x 1.31m)
Vinyl floor, shower cubicle, close coupled WC, towel radiator, double glazed uPVC window and extractor fan.



Outside
Set on approximately 0.85 acre of park like gardens (gardeners provided) with lawns, patios, kitchen garden, soft fruit cage, rural views over trees/garden parking for around 10 cars.

ASSURED SHORTHOLD TENANCY
Will be offered initially for 6 months and then on a month to month basis.

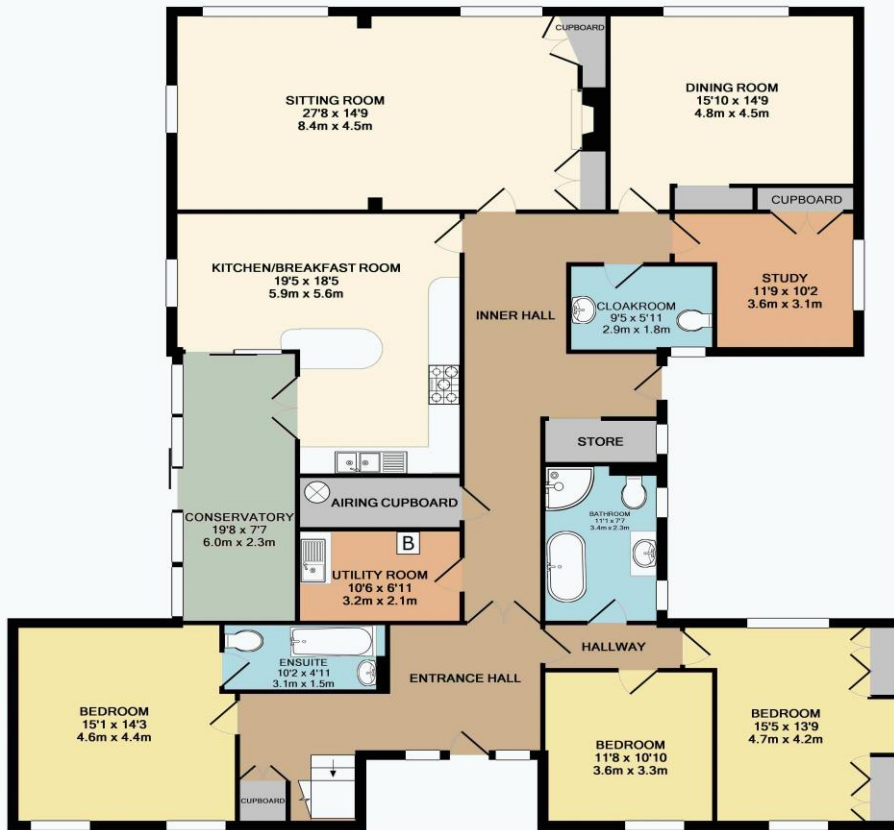
HOLDING FEE
We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £542.00. This will be deducted from the rent due in the first month and is non-refundable should you not go ahead with the tenancy

DEPOSIT/BOND
The deposit for this property will be £2711.54. This will be held by Deposit Protection Services DPS, a government approved independent custodial scheme

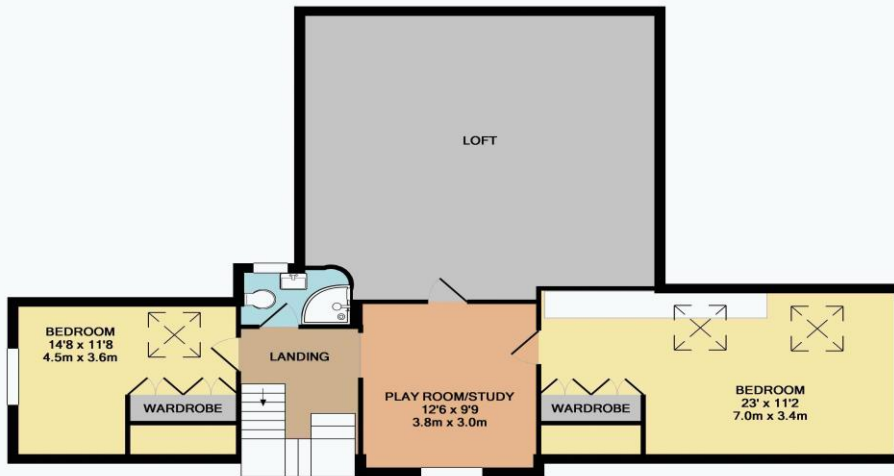
REFERENCE CHECKING
Will be carried out using a professional referencing agent

CREDITWORTHINESS/SMOKERS/PETS/HMO/AGED 18/RESIDENCY PERMIT
Tenants must be in secure employment with affordability, credit worthy or offer a payment with no risk of clawbacks. Tenants must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers. We are not permitted to rent 'Houses of Multiple Occupancy'. Examples include: " A non-married couple renting a bedroom and another unrelated individual in a second bedroom, then the house consists of three people and two households = HMO v. Three friends sharing a house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households = HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.
INVENTORY, CHECK-IN, CHECK-OUT
May be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

VIEWINGS BY APPOINTMENT
Langport Office 01458 252530
info@english-homes.co.uk
Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.
Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.



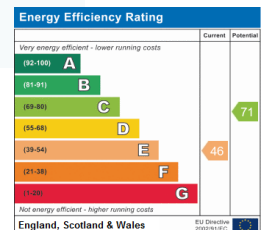
GROUND FLOOR
APPROX. FLOOR
AREA 2473 SQ. FT.
(229.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1172 SQ. FT.
(108.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 3646 SQ. FT. (338.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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