

5 The Bartons, Yeabridge,  
South Petherton, Somerset, TA13 5LW

Monthly Rental of £1350

3 bedrooms  
Ref:EH001769



ENGLISH HOMES

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## Overview

A Character Barn Conversion with  
Private Garden  
3 Double Bedrooms - Master  
Ensuite  
Bathroom  
Lounge with Gas Fired Log Effect  
Burner  
Kitchen/Dining Room & separate  
Utility Room  
Cloakroom  
Single Garage with Cat Flap &  
Additional Parking  
Available Immediately



Converted in the 1980's this Barn conversion has mullion windows, exposed Hamstone features, vaulted ceilings with timber beams and upside down internal accommodation. Comprising, entrance hallway, 3 bedrooms downstairs, master ensuite and an additional bathroom, whilst upstairs there is a galleried landing, living room with gas fired log effect burner, kitchen/dining room, utility and cloakroom. The property benefits from an external staircase leading to small balcony and second entrance doorway. Outside there is a single garage with cat flap and an L-shaped garden. There is a gravelled parking area close by for tenants and visitors parking. Available immediately.



### Accommodation

#### Entrance

A storm porch leads to the front door which opens into the downstairs hall, radiator, stairs to first floor, cupboard under and doors to;

Master Bedroom - Ensuite 20' 0" x 13' 3" (6.10m x 4.05m maximum)  
(Reducing to 2.29mtrs.) Dual aspect Windows, radiator, door to;

Ensuite 9' 2" x 5' 6" (2.80m x 1.68m)  
Panelled bath with shower over, bidet, WC, wash hand basin, window and built in storage cupboard.

Bedroom 2 12' 2" x 10' 10" (3.70m x 3.30m)  
Window and radiator.

Bedroom 3 11' 7" x 8' 11" (3.52m x 2.71m)  
Window and radiator.

#### Bathroom

Panelled bath with shower over, WC, wash hand basin, wall mounted light/shaver point, radiator, window and extractor fan.

#### First Floor



Additional entrance door and balcony, stone steps lead up the outside of the property to access the first floor.

**Galleried Landing**  
Staircase, access to attic space, vaulted ceiling, airing cupboard and doors to;

**Living Room 20' 0" x 13' 3" (6.10m x 4.04m)**  
Double doors opening into, dual aspect windows, vaulted ceiling with exposed timber beams, corner feature - gas fired log effect burner, wall lights and radiators,

**Kitchen/Dining Room 20' 2" x 12' 0" (6.14m x 3.66m)**  
Dual aspect windows, range of wall, base and drawer units, work surface over, inset with one and a half bowl sink/drain unit, freestanding double oven with extractor hood over, dishwasher. Door to;

**Utility Room 6' 9" x 5' 1" (2.05m x 1.56m)**  
Window, wall mounted gas fired boiler, work surface inset with sink/drain unit and cupboard under, space and plumbing for washing machine and space for tumble dryer.

**Cloakroom**  
Window, WC, wash hand basin and radiator.

**Outside**  
The property is situated in a courtyard of similar properties

**Garage 20' 0" x 9' 0" (6.10m x 2.74m)**  
There is an attached single garage with doors opening out, power/light, water and a cat flap. Additional parking is found close by in a gravelled parking area. Please note parking is not permitted in the communal courtyard area.

**L-Shaped Gardens**



There are private gardens to one side and the rear. Mainly lawned with established shrubs and flower borders, small trees and hedging.

**Services**  
Mains water, private drainage, mains gas and electric.

**ASSURED SHORTHOLD TENANCY**  
Will be offered initially for 6 months and then on a month to month basis. The owners will be looking to sell the property in the near future.

**HOLDING FEE**  
We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £311.00.

**DEPOSIT/BOND**  
The deposit for this property will be £1557.69. 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/AGED 18/RIGHT TO RENT**  
Tenants must be in secure employment with affordability, credit worthy OR offer a payment with no risk of clawbacks. Tenants should not present any breach to landlord's mortgage or insurance terms.

**INVENTORY, CHECK-IN, CHECK-OUT**

Will 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  
lettings@english-homes.co.uk

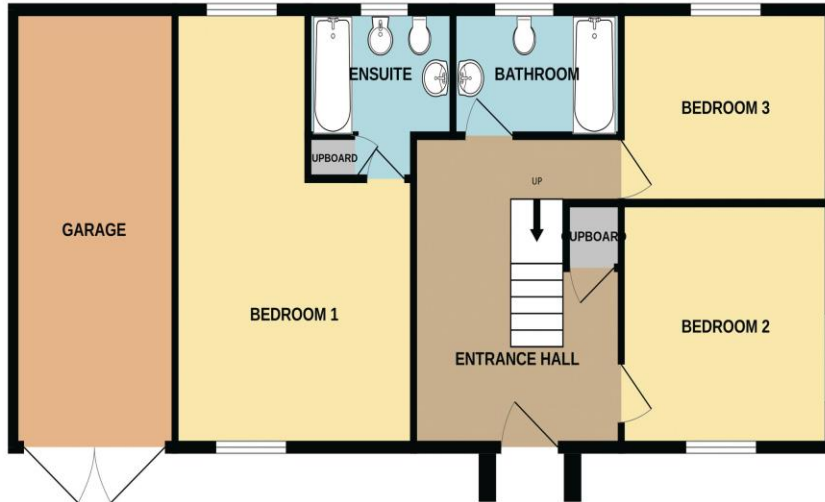
**Disclaimers:**  
Do please use aerial maps/images provided through our website to check out the location before travelling any

great distance. We do not carry out hazardous substances surveys before marketing properties.

**Broadband Speed:**

If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

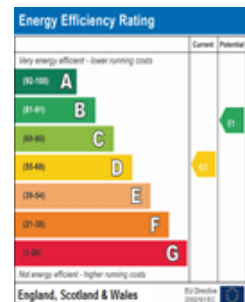
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor have the services been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property.

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