



May Cottage, Shepton Beauchamp,
Ilminster, Somerset, TA19 0NA

Monthly Rental of £800

2 bedrooms
Ref:EH001877



ENGLISH HOMES

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Overview

A Period Cottage
2 Bedrooms
Living Room and Dining Room,
Kitchen
Bathroom
Courtyard Garden
Available Now
Furnished



A period cottage in Shepton Beauchamp offering, entrance porch, living room, dining room and kitchen, two bedrooms and bathroom. Outside there is a courtyard garden. Parking would be on the road. Available now - furnished.



Accommodation

Entrance Porch

Wooden stable door, exposed Hamstone wall, double glazed window and UPVC front door;

Living Room 14' 4" x 10' 0" (4.38m x 3.05m)

Double glazed window to front aspect, part tiled and part carpeted floor, multi fuel burner inset into brick fireplace and hearth, wooden mantle over, French doors to courtyard, open door way to kitchen and door to Dining room. Sofa bed, rugs, tv cabinet, chair, coffee table and side table, lamps and 2 wall mounted corner cabinets, curtain poles and curtains also included.

Dining Room 11' 3" x 8' 10" (3.44m x 2.68m)

Double glazed window to front aspect, stairs to first floor, multi-fuel burner inset within brick surround and hearth, opening into the kitchen. Including a window seat and cushions, dining table and chairs, wall mounted cabinets and shelves, free standing kitchen block. electric heaters x 4-freestanding.

Kitchen 9' 2" x 6' 0" (2.79m x 1.84m)



Range of wall, base and drawer units, work surface over, Butler sink with tiled splashbacks, double glazed window, electric cooker, extractor over, fridge, washing machine. Also included iron, kettle, toaster, drainer and bowl, bread maker.

First Floor Landing
Loft hatch and doors to;

Bedroom 1 14' 4" x 10' 0" (4.38m x 3.06m)
Double glazed window to front aspect, carpeted, curtain pole and curtains, built in cabinet housing hot water tank, wardrobe, chest of drawers, blanket box, bed frame and mattress, mirror and rugs.

Bedroom 2 8' 10" x 8' 2" (2.69m x 2.50m) maximum
Double glazed window to front aspect, built in cupboard over the stairs, carpet, curtain pole and curtains, drawer unit, table and chair, ironing board.

Bathroom
Bath with electric shower over, tiled splashbacks, shower screen, shaving mirror, shelf, towel rail, Pedestal wash hand basin, WC, wall mounted cabinet, shelving, chrome radiator - electric.

Outside - Courtyard
The patio doors lead to a courtyard garden with established shrubs, table and chairs, store, coal box and log store, a pedestrian gate also leads to the front/roadside. Parking would be on road.

Agents Notes:



There are four freestanding heaters in the property for tenants use. The property is let furnished.

ASSURED SHORTHOLD TENANCY
Will be offered initially for 12 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 £184.00.

DEPOSIT/BOND
The deposit for this property will be £923.08 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.

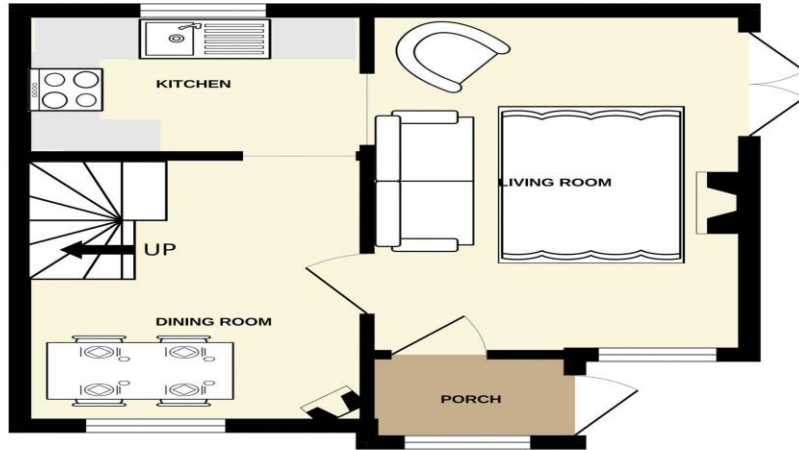
VIEWINGS BY APPOINTMENT
Langport Office 01458 252530
lettings@english-homes.co.uk

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.

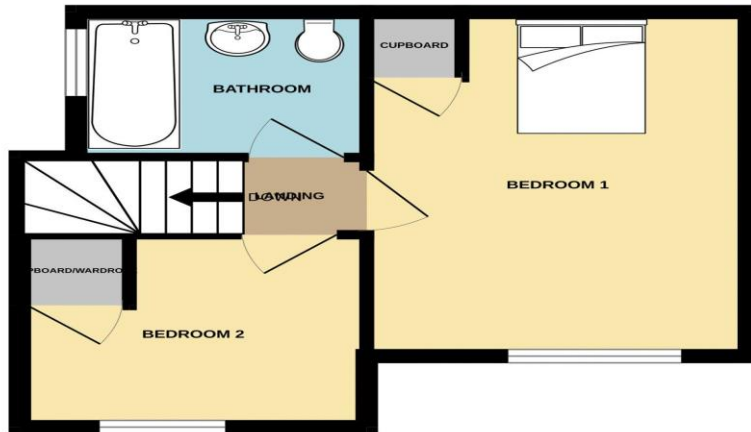
Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites

which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

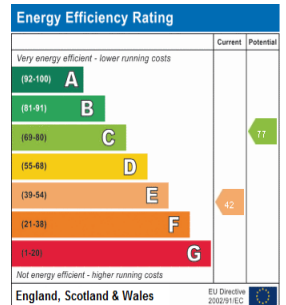
GROUND FLOOR



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.