



**National
Trust**

To Let

6 Barrington Court Cottages, Barrington, Ilminster, TA19 0NQ £1350PCM

A well-presented, recently refurbished 3-bed end terrace cottage with large enclosed rear garden, situated within the grounds of Barrington Court.



Available following a successful credit check.

Please contact somersetlettings@nationaltrust.org

National Trust Southwest Region, Holnicote Estate Office, Selworthy, Minehead, TA24 8TJ

The Location

6 Barrington Court Cottage is the last in a row of six terraced cottages on the Barrington Court Estate. The cottage has views of the mansion house which is a National Trust property open to the public and situated approximately 4 miles north-east of Ilminster, Somerset.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

Barrington Court was the first mansion house acquired by the Trust in 1907. The whole estate was let to Colonel Lyle in 1917 and the family carried out extensive restoration of the property during the 1920s.

The Property

Ground Floor	
Entrance Hallway	New carpet and newly decorated. Radiator, stairs leading to first floor.
Utility	New flooring and newly decorated. Housing boiler.
Downstairs WC	New flooring and newly decorated. New white WC and pedestal wash hand basin. Radiator.
Dining Room	New carpet and newly decorated. Radiator. Front aspect.
Living Room	New carpet and newly decorated. Radiator. Brick fireplace with hearth. Side aspect.
Kitchen	New modern fitted kitchen with laminate works and stainless-steel sink and drainer. Space for washing machine, cooker and fridge freezer. Side aspect.
First Floor	
Stairs/Landing	New carpet and newly decorated. Radiator
Bedroom 1	Double bedroom. New carpet and newly decorated. Built in wardrobes. Radiator.
Bedroom 2	Double bedroom. New carpet and newly decorated. Radiator
Bedroom 3	New carpet and newly decorated. Radiator
Bathroom	Fitted with a new, modern white bathroom suite. Electric shower over the bath. New Vinyl flooring and bathroom radiator.
Outside	Large rear garden laid to lawn and mature shrubs.
Outbuildings	None
Vehicle Parking	Allocated parking space
Services	Private water, mains drainage, electricity, electric heating.
Outgoings	The tenants pay council tax and all other outgoings relating to the property.

Council Tax	Council Tax payable to Somerset Council
Energy Performance Certificate	An Energy Performance certificate is available for this property in accordance with the energy performance building regulations.

The Tenancy

Term	The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended. If the tenancy continues after the initial six month there will be annual property inspections.
Rent	The prospective tenant is asked to pay £1300.00 per calendar month . The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
Service charge and water	£50.00pcm water charge is payable monthly in advance. This charge covers the private water supply to the property.
Rent reviews	The National Trust carries out rent reviews of the property every two years to open market value.
Deposits	The Tenant will not be required to pay a deposit or a holding deposit
Insurance	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
Repairing Responsibilities'	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.
(Summary)	The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances. The tenant will be responsible for ensuring that the septic tank is emptied as necessary.
Sub Letting	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
Pets	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

Viewings	Viewings strictly by appointment only. Contact information below to arrange an appointment.
Contact	Appointments can be made by contacting Tricia Cannings via email on somersetlettings@nationaltrust.org.uk
GDPR	<p>Our full Privacy Policy can be found online at http://www.nationaltrust.org.uk/features/privacy-policy</p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019

National Trust Permitted Payments Schedule -1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organizational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	Tenant/swill be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	Tenant/swill be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenant/swill be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019