



National
Trust

To Let

Broad Meadows, Budleigh Hill, Selworthy, TA24 8TH

£1150.00 per calendar month



A Well-presented, recently refurbished three-bedroom semi-detached cottage with the benefit of off-road parking and large garden to the rear.

Availability from the late November early December immediately following a successful credit check. Please contact somersetlettings@nationaltrust.org
National Trust Southwest Region, Holnicote Estate Office, Selworthy, Minehead, TA24 8TJ

The Location

Broad Meadows occupies a convenient position forming the forefront of a collection of eight cottages lying just off the A39 at the bottom of the hill to Selworthy village and within close proximity to a bus route with connections to Minehead (5 miles) and Porlock (4 miles) which both provide a range of amenities.

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 could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of The Holnicote Estate that came to the Trust in 1944. Set in Exmoor National Park the Estate covers 5,042 hectares, much of which is open access and can be explored at will. There are approximately 170 tenanted cottages and 14 tenanted farms on the Estate.

The Property

Ground Floor All measurements are approximate

Entrance Hall Under stairs cupboard, heater.

Sitting/Dining Room New carpet, newly decorated. With fireplace housing Thurlo multi-fuel stove, additional heater, built in display cabinet, secondary glazing, 2 pendant light fittings
5.72m x 3.72m

Part Tiled Kitchen New vinyl flooring, New modern fitted kitchen with stainless steel sink and drainer, laminate worktops. Spaces for appliances, pantry. door to rear.
3.63m x 2.42m

Part Tiled Bathroom New vinyl flooring. Newly decorated. Panel bath, fully enclosed shower cubical with electric shower, washbasin, low level WC, heated towel rail
3.14m x 1.96m

First Floor

Landing Loft hatch

Bedroom 1 New carpet. Newly decorated. Feature fireplace (not to be used, for decoration only), heater, secondary glazing, pendant light.
3.78m x 3.56m

Bedroom 2 New carpet. Newly decorated. Heater, secondary glazing, pendant light
2.07m x 3.25m

Bedroom 3 New carpet. Newly decorated. Heater, secondary glazing, pendant light
3.17m x 1.9m

<u>Outside</u>	The front of the property is laid mainly to lawn with mature shrubs and trees, access around the side of the property leads to a large enclosed garden (with access from the kitchen)
<u>Services</u>	Mains water, sewerage and electricity.
<u>Outgoings and Council Tax</u>	The tenant is to pay Council Tax, and all other outgoing's relating to the property. The property is in Band C for Council Tax
<u>Energy Performance Certificate</u>	EPC rating E
<u>The Tenancy Term</u>	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 months there will be annual property inspections.
<u>Rent</u>	The prospective tenant is asked to pay £1150.00 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.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The tenant will not be required to pay a deposit.
<u>Insurance</u>	The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary)	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.
<u>Sub Letting</u>	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.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

Viewings Contact	<u>Viewings strictly by appointment only.</u> Appointments can be made by contacting Tricia Cannings via email somersetlettings@nationaltrust.org.uk For further information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants
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GDPR

Our full Privacy Policy can be found online at

<https://www.nationaltrust.org.uk/features/privacy-policy>

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.

