

To Let

12a Middle Street, Montacute

£775.00 per calendar month



One bedroom, newly decorated, mid-terrace house with garden and parking space located just outside the gates of Montacute House.

Availability immediately following a successful credit check. Please contact somersetlettings@nationaltrust.org.uk

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

The Location

The property is situated in the historic village of Montacute, 2 miles from Yeovil. It backs onto the Old Estate yard at the entrance to Montacute House. The village benefits from a range of facilities including a shop and post office, two pubs and a primary school.

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.

12a Middle Street is part of the Montacute estate which was given to the Trust in 1931. Montacute House is a magnificent Elizabethan mansion, surrounded by formal gardens and parkland.

The Property

This is a most unusual cottage and an opportunity to rent a property such as this rarely arises in Montacute. The cottage has recently been redecorated throughout.

The entrance door opens into a hallway with stairs leading to the first floor. A door off the hall opens to the open plan kitchen and living room. The cottage style kitchen has space for an electric cooker and plumbing for a washing machine as well as an under stairs cupboard.

On the first floor is a bathroom with electric shower over the bath, double bedroom with built in wardrobes and a useful airing cupboard with hot water tank.

Outside is a garden with patio area immediately to the rear of the house and a central path with flower beds on either side. One parking space is available in a private yard to the rear of the property.

Due to the size of this house we will permit the tenant to have 1x small dog or 1x cat.

<u>Services</u>	Mains electric, mains water and drainage, electric night storage heaters
<u>Outgoings and Council Tax</u>	The tenant is to pay Council Tax, and all other outgoings relating to the property. The property is in Band A for Council Tax
<u>Energy Performance Certificate</u>	An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

The Tenancy

<u>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
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continues after the initial six months there will be annual property inspections.

Rent The prospective tenant is asked to pay £775.00 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.

Rent reviews The National Trust carries out rent reviews of the property every two years to open market value.

Deposit The tenant will not be required to pay a deposit.

Insurance The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

Repairing Responsibilities (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.

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 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

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.