



Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

Castle Lodge Castle Hill, Wiveliscombe, Somerset TA4
2TJ

A newly extended and fully refurbished detached
Listed, 3 bedroom listed house near Wiveliscombe.

Wellington - 7 miles Taunton - 10 miles Exeter 35 miles

• High Standard Finish • Underfloor Heating • 3 Bedrooms • Parking for
Several Cars • Council Tax Band D • 12 Months Plus • Deposit £2186 • Not
suitable for pets • Available Immediately • Tenant Fees Apply

£1,895 Per Calendar Month

01823 662234 | rentals.wellington@stags.co.uk

GROUND FLOOR

Solid wood front door leads to:

SNUG / STUDY **16'4" x 11'5"**

Good sized twin aspect room with woodburning stove, window seat, fitted carpet.

DINING ROOM **14'1" x 9'2"**

Open plan area with window seat, fitted carpet, understairs cupboard.

SITTING ROOM **13'9" x 13'9"**

Triple aspect room with fitted carpet. Door into BOOTROOM/UTILITY

KITCHEN/BREAKFAST ROOM **27'2" x 9'6"**

Triple aspect light room, with limestone flooring, range of newly fitted dark blue wall & base units with unit lighting, quartz worktops. Newly fitted integral electric oven, microwave, warming tray, induction hob, dishwasher, fridge freezer. Breakfast area with french doors opening to south facing patio. Wooden double door open into DINING ROOM. Single wooden door opening into

BOOT ROOM/UTILITY **16'0" x 7'10"**

With limestone flooring, original red sandstone feature wall, fitted worktop with inset Belfast sink, plumbing for washing machine, two copper shaded pendant ceiling lights, two skylights.

CLOAKROOM **4'3" x 4'7"**

With limestone flooring, WC, wash basin.

FIRST FLOOR STAIRS AND LANDING

Carpeted stairs rising to landing with boiler cupboard. Door leading to

BEDROOM ONE **13'1" x 10'7"**

Double size, twin aspect room with two fitted brass wall lights on bedhead wall, heated skirting boards, fitted carpet, curtains, freestanding triple wardrobe. single wardrobe with lighting plus smaller store cupboard, Door to

ENSUITE **7'8" x 2'11"**

With spotlighting, tiled floor with electric underfloor heating. Newly fitted suite with large walk in shower cubicle, W.C, wash basin, heated towel rail, mirror, shaver point.

BEDROOM TWO **9'2" x 8'10"**

Double size with heated skirting boards, curtains, fitted carpet.

BEDROOM THREE **9'10" x 9'10"**

Small double size with twin aspect, skirting board heating, curtains and fitted carpet.

BATHROOM **6'4" x 5'4"**

With spotlighting, and tiled floor with electric underfloor heating. Newly fitted suite comprising white bath with shower over , vanity wash basin, W.C, heated towel rail, mirror, Rigid shower screen with bi-folding glass screen.

OUTSIDE

The property is approached by a private drive. There is a large gravelled parking area for several cars. Steps lead down to the back door. The large private garden has a paved large south facing patio in front of the well established beautiful wisteria and some hedging. The main garden will be laid to lawn (to be seeded when weather allows). Original stone shed available for tenant use. The front door is west facing with path leading to the pedestrian gate. There is ample outside lighting.

SERVICES

Mains Electric

Mains Gas

Private Water to be invoiced by the landlord via a sub meter

Private Drainage - Septic tank drainage.

Ofcom Projected Mobile Data: Indoor: O2 and Vodafone Limited. Outdoor: EE, Three, O2 and Vodafone Likely.

Ofcom Projected Broadband: Standard Download 23 Mbps Upload 1 Mbps.

Council Tax Band D

SITUATION

Castle Lodge is in a rural location, yet close to the popular town of



Wiveliscombe. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From Stags Wellington Office, turn right on the North Street (B3187) from the High Street. Continue on B3187 to Milverton and through Milverton. At the roundabout, take the 1st exit on to B3227 for approx 2 miles. Turn up behind Manor garage buildings in front of four cottages and follow road up through woods where the property will be seen on the right hand side.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1895.00 per calendar month exclusive of all charges. DEPOSIT: £2186.00 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

AGENTS NOTE

The property is EPC exempt as it is a listed building, however has had brand new loft insulation and has underfloor heating.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	80
		EU Directive 2002/91/EC	