



**STAGS**

Incorporating



**BEACON LEE & WARD**

RESIDENTIAL LETTINGS

## Hartswell House, Hartswell, Wiveliscombe, TA4 2NF

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A well presented, detached, characterful five bedroom Grade II listed Georgian property situated on the edge of Wiveliscombe.

• Part Furnished • Kitchen with AGA (Gas) • Three Reception Rooms • Three Bathrooms • Deposit £3346 • Council Tax Band G • 12 months plus • Pets/Children Considered • Available mid May • Tenant fees apply

**£2,900 Per Calendar Month**

01823 662234 | [rentals.wellington@stags.co.uk](mailto:rentals.wellington@stags.co.uk)



## ACCOMMODATION TO INCLUDE

Solid wood front door opening into

## ENTRANCE HALLWAY

With radiator, shelves, curtains, tiled flooring, fitted coconut matting, inner twin doors to :-

## MAIN HALLWAY

Good sized reception area with radiator, understairs cupboards, fitted carpet.

## DRAWING ROOM

Bright large south facing room with feature period ceiling panelling, working fireplace, two radiators, TV & Tel point, curtains, fitted carpet. Twin doors to

## RECEPTION ROOM

Twin aspect multi use (large study/play room) bright room with wood burner, fitted display cupboards, shelves, two radiators, curtains, fitted carpet.

## DINING ROOM

Two radiators, decorative fireplace, two decorative recesses, panelled ceiling, wall lights, curtains, wood flooring with large carpet rug. Deep hatch to kitchen.

## KITCHEN/BREAKFAST ROOM

With fitted light grey modern floor & wall cupboards, French dresser, good range of work top space, gas fired aga, gas hob & gas oven, integral dish washer. Radiator, spotlights, blinds, tiled flooring. Space for dining table. Option of fridge freezer.

## STUDY/PLAYROOM

Very large French dresser/ display cabinet with drawers & cupboards, two radiators, blinds, tiled flooring. Deep hatch to dining room.

## UTILITY

Large room with plumbing for washing machine, Belfast sink, gas combi boiler, spotlights, vinyl flooring. Integral walk in cupboard with shelves, two walk in large store areas, possibly larder and wine store. Door to rear yard.

## CLOAKROOM

W.C, wash basin, radiator, tiled flooring.

## BOOT ROOM

Area with plenty of coat hooks, radiator, spotlights, curtains, tiled flooring.

## FIRST FLOOR STAIRS AND LANDING

Landing to three wings with two radiators, fitted carpet.

## BEDROOM ONE

Large bright double size bedroom with twin aspect, 5 door fitted wardrobe, fitted drawers, two radiators, fitted carpet.

## ENSUITE

Shower room with separate large shower cubicle, WC, wash basin, radiator, curtains, fitted carpet. Separate door to

## SIDE HALLWAY

With radiator, larger airing cupboard, fitted carpet.

## SEPERATE WC

With WC, radiator, curtain, hard flooring.

## BATHROOM

Suite comprising bath, wash basin & WC. Shaver light. Radiator, curtains, ceramic tiled flooring.

## BEDROOM TWO

Large double size with store cupboard, radiator, fitted carpet & curtains.

## BEDROOM THREE

Double size with wash basin, wall lights, radiator, curtains, fitted carpet

## BEDROOM FOUR

Double size with decorative fireplace, window seat & cushion, radiator, curtains, fitted carpet .

## BEDROOM FIVE

Double size with twin fitted double wardrobes & dressing table with mirror and light all on one wall, radiator, curtains, fitted carpet

## BATHROOM

With suite comprising bath, electric shower over, wash basin & lavatory. Shaver light, radiator, curtains, hard tiled flooring.





## OUTSIDE

The property is approached by a long shared driveway which leads to a natural gravel chipping turning circle and parking with mature rose border. The private, but, open gardens (gardener included to maintain the main garden but tenants would be required to maintain the rose beds and the borders immediately at the front of the property) include established borders and a large flat lawn. There are two adjoining small stone built open sheds at rear. A rear pedestrian gate leads out to the road with the centre of Wiveliscombe just a short walk.

## SERVICES

Main electric, gas, water & drainage. Council tax band G  
Ofcom broadband download standard; 18 Mbps, Superfast; 80 Mbps, Ultrafast Unavailable  
Upload standard; 1Mbps. Superfast; 20 Mbps; Ultrafast Unavailable  
Ofcom mobile; O2; Likely. EE, Three & Vodafone; Limited

## SITUATION

Hartswell House is situated on the edge of 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 the centre of Wiveliscombe proceed along South Street and onto Hartswell. Continue along this road and out of the village where the turning into Hartswell will be found on the left hand side. Proceed down the drive and around to the left where Hartswell House will be found at the end.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy for

12 months plus, part furnished and is available May. RENT: £2900 exclusive of all charges. DEPOSIT: £3346 returnable at end of tenancy, subject to 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. Viewing 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.

## 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.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).







*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.*




8 Mantle Street, Wellington, TA21 8AW  
01823 662234  
rentals.wellington@stags.co.uk



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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		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		49	
		EU Directive	

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