



STAGS

1 Church Walk, North Petherton, Bridgwater, TA6 6SE

A charming Grade 2 Listed three bedroom semi detached property to let in North Petherton.

Bridgwater 3 Miles - Taunton 10 Miles - Wellington 17 Miles

• Village Location • Convenient Transport Links • Garden and Parking • Not suitable for pets • Suit Professional Couple/Small Family Unit • Available Early August • 6/12 Months Plus • Deposit £1673 • Council Tax Band C • Tenant Fees Apply

£1,450 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

A small but useful first hall with tiled floor and sunken mat. Inner door to

INNER HALLWAY

An L shaped reception hall with coat hanging, understairs cupboard, two radiators and fitted carpet tiles.

MAIN RECEPTION ROOM

with feature wood burner (not to be used) in deep recess, fitted shelves, quality curtains, tv point (for Sky), and pine wood flooring.

STUDY / DINING ROOM

With feature woodburner (not to be used), radiator, window seat, wall lights, curtains and fully fitted carpet.

UTILITY / SHOWER ROOM

With W.C, vanity wash basin, shaver light, medicine cabinet, radiator, heated towel rail and fitted vinyl flooring. Space for washing machine. Gas combi boiler.

KITCHEN / DINING ROOM

A superb extension with natural light from two large skylights and windows to two aspects. KITCHEN AREA has natural solid wood work tops, floor cupboards, a French dresser and wash stand with marble top all providing extra storage and work space. Integral gas hob, double electric oven, slim line dishwasher and fridge freezer. Walk in larder cupboard.

DINING AREA with low long pendant light over (with dimmer), plenty of room for variety of tables.

Fitted linoleum grey flooring throughout.

STAIRS AND LANDING

With fitted carpets throughout.

BEDROOM ONE

Very large double size with walk in fitted wardrobe with shelves and hanging space, fitted book shelf, radiator, curtains, fitted carpet. Airing cupboard with low electric heater and access to loft (part boarded, with ladder, light in loft).

BEDROOM TWO

Large double size with radiator, curtains, open reach telephone point, low lighting and fully fitted carpet.

BEDROOM THREE

Very large single size with small double wardrobe, radiator, low lighting, curtains and fully fitted carpet.

BATHROOM

With white suite of bath with shower from mixer taps, WC, vanity wash basin, radiator, mirrored medicine cabinet with side lighting, shaver point, curtains and fully fitted carpet.

OUTSIDE

Walled enclosed charming pretty garden with views of St Marys church tower. The garden is mostly well stocked borders with some lawn and high hedging/ walls behind. Covered ancient well. There is a multi purpose large open sided lean to which could be a shaded sitting out area or part of it could be used as a parking space for a small car. Small garden shed.

SERVICES

Mains Electric.

Mains Water and Drainage.

Gas Fired Central Heating.

The landlord has an arrangement with a gardener who undertakes some gardening. If the tenant would like to continue this arrangement there will be a contribution of approximately, £180.00 per year.

Ofcom Predicted Mobile Data: EE, O2 and Three Likely.

Ofcom Predicted Broadband Download: Standard 18 Mbps Superfast 80 Mbps (No Ultrafast available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps Superfast 20 Mbps

Council Tax Band C

SITUATION

This is a rare gem, a listed Grade 2 old cottage, is in a tucked away position at the end of a small cul de sac in the centre of North Petherton, just behind St Marys Church and accessed from Hammet Street. Church Walk is a few houses and cottages with a long history going back to the 16th century. It is close to all the village amenities including a very nearby convenience Londis and Tesco Express and just over a mile to Junction 24 of the M5.

DIRECTIONS

Coming off M5 Junction 24/Huntworth Interchange to Bridgwater, take 1st exit at the roundabout on to Taunton Road, A38 to North Petherton. After 1 1/2 miles, turn left on to Hammet Street and 1 Church Walk can be found at the end of the road.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available early August. RENT: £1450pcm exclusive of all charges. DEPOSIT: £1673 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. References required. 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' RIGHTS 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. Additional information is available on the official government website at www.gov.uk.

AGENTS NOTE

Tenants are to be aware that the property did flood 3 years ago as a result of blocked drains. A new flood door has been fitted.



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	66	80
		EU Directive 2002/91/EC