



17 St. Lukes Mews, Cotford St. Luke, TA4 1NT

A well presented three bedroom, unfurnished, terraced house in a village location near Taunton.

Taunton 6 Miles - Wellington 8 Miles - Bridgwater 14 Miles

• Convenient location • Enclosed Garden • Allocated Parking for 2 Cars • Gas Fired Central Heating • Sorry, No Pets • Deposit £1422 • 12 months plus • Council tax band C • Available immediately • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

ENTRANCE HALLWAY

With fully fitted carpet, radiator and coat rack.

CLOAKROOM

With WC, wash hand basin, radiator and fitted carpet.

SITTING ROOM

10'9" x 16'0"

With fully fitted carpet, two radiators, telephone point, TV point and curtain poles. Twin doors to patio area. Further door to

DINING AREA

Dining area to include fully fitted carpet, radiator and blinds. Open doorway leads to

KITCHEN

14'9" x 7'10"

With a range of grey wall and base units, fitted gas hob and electric oven, extractor hood, plumbing for washing machine, space for fridge/freezer, blinds and fitted tile flooring.

STAIRS AND LANDING

With fully fitted carpet. Door to airing cupboard containing gas combi boiler. Loft access.

BEDROOM ONE

7'6" x 12'1"

Double with fully fitted carpet, fitted double wardrobe, radiator and curtain pole.

BEDROOM TWO

10'9" x 8'2"

Double with fully fitted carpet, radiator and curtain pole.

BEDROOM THREE / STUDY

8'2" x 6'6"

Large single with fully fitted carpet, radiator, curtain pole and telephone point (normal and broadband).

BATHROOM

6'2" x 5'10"

To include fitted vinyl effect flooring, bath with shower over, wash hand basin, WC, radiator and shower screen.

OUTSIDE

At the front of the property is a gravelled area with hedge to front.

To the rear of the property is a fully enclosed garden with paved area leading on to a gravelled area with shed and rear gate. Rear gate leads along a narrow pathway to the parking area where there are two allocated spaces for the property.

SERVICES

Mains Electric

Gas Fired Central Heating

Mains Water and Drainage

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

Ofcom Predicted Broadband Download: Standard 4 Mbps (Superfast and Ultrafast Available)

Ofcom Predicted Broadband Upload: Standard 0.5 Mbps (Superfast and Ultrafast Available)

Council Tax Band C

SITUATION

The property is located within a quiet central location, a short walk away from the centre of the village. Cotford St Luke hosts a number of local amenities including café, pub, playgrounds, doctor surgery, primary school and a variety of shops. The larger town of Taunton is a 15 minute drive away and provides further school establishments, doctors surgeries, including Musgrove Hospital, train station with direct links to London Paddington, and further shopping facilities.

DIRECTIONS

From the M5 north, exit at junction 25 for Taunton and at Blackbrook Roundabout, take 2nd exit on to A358/Toneway. (From M5 South, take 5th exit at Blackbrook Roundabout on to A358/Toneway.) At the next roundabout, take the first exit and continue on to A358 and continue

straight through the traffic lights. Continue straight over the roundabout and then take the 3rd exit at the next roundabout on to Priory Park/A3087 and continue for a mile. At the roundabout, take 4th exit on Staplegrove Road/A3027 and follow for half a mile. At the next roundabout, take 1st exit on to Staplegrove Road/A358 and follow for 3/4 of a mile. Go through the next roundabout and at the Cross Keys roundabout, take 2nd exit on to A358 and follow for 2 miles. At the following roundabout, take 1st exit on to Dene Road towards Cotford St Luke. Once in Cotford St Luke, take 3rd exit on to Graham Way and follow to the next roundabout, where St Lukes Mews is the 1st exit and number 17 is on the corner.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid July. RENT: £1250 exclusive of all charges. DEPOSIT: £1442 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.

RENTER'S 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.



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.



7 High Street, Wellington, TA21 8QT
01823 662234
rentals.wellington@stags.co.uk



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		