



STAGS

34 Silver Street, Wiveliscombe, Taunton, TA4 2PB

A deceptively spacious unfurnished three bedroom end of terrace house situated in the heart of Wiveliscombe.

Wellington 7 Miles - Taunton 10 Miles - Minehead 17 Miles

• Enclosed Garden • Period Features • Garage Located Nearby • Council Tax Band C • Deposit £1269 • 12 months plus • A Small Dog/Cat Considered • Available immediately • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front solid wooden door into

ENTRANCE HALL

With understairs storage space, radiator. Door into

SITTING ROOM

With window to front with shutters, radiator, modern gas fire, glazed doors opening into

CONSERVATORY/GARDEN ROOM

With tiled floor, upvc doors opening out into enclosed garden.

KITCHEN

With range of fitted wall and base units, roll edge worksurface, stainless steel sink unit, space and connection points for electric or gas cooker, radiator. Door into

UTILITY/BOOT ROOM

With plumbing for automatic washing machine, wood and glazed door into conservatory/garden room. sliding door into

CLOAKROOM

With tiled floor, WC, wash hand basin.

FIRST FLOOR STAIRS AND LANDING

With door into

BEDROOM ONE

Double with original sash windows to front with secondary glazing, radiator, double wardrobe plus freestanding wardrobe.

BEDROOM TWO

Double with original sash windows to front with secondary glazing, radiator, built in single wardrobe.

BEDROOM THREE

Single with window to rear, radiator, built in single wardrobe.

BATHROOM

With linoleum flooring, white suite comprising bath with shower over, WC, wash hand basin, radiator, cupboard housing gas boiler.

OUTSIDE

To the rear of the property is an enclosed garden laid to lawn with mature borders containing established shrubs and trees. There is a patio area providing a private seating space as well as wooden shed for tenants use. There is SINGLE garage with up and over door (no power or light) located a short walk from the property next to The Old Brewery. There is no allocated parking.

SERVICES

Mains electric, gas, water and drainage.

Council tax band C.

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps. (Superfast Available. No Ultrafast)

Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone - Likely (variable). External - EE, Three, O2 and Vodafone - Likely.

DIRECTIONS

From Stags Wellington Office, turn right from the High Street on to North Street/B3187. Follow the B3187 for 5 miles going through Milverton. At



the roundabout, take the 1st exit on to the B3227 signposted 'Wiveliscombe' and follow the B3227 for 3 miles. At the next roundabout, take the 2nd exit signposted 'Barnstaple' and continue into Wiveliscombe town. At the traffic lights, turn right on to the High Street and at the top of the hill turn right into Silver Street, proceed along this road and number 34 will be found on the right hand side.

SITUATION

The property is sent within the thriving town of Wiveliscombe, Somerset. 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.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £1100 per calendar month exclusive of all charges. 1 small dog/cat Considered. DEPOSIT: £1269 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.

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.





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
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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		
(49-54)	E		
(41-48)	F		
(35-39)	G		
Not energy efficient - higher running costs			
England & Wales			
		59	80
		EU Directive 2002/91/EC	

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