



Grooms Flat, Orchard House Yarford, Kingston St. Mary,
Taunton, Somerset TA2 8AN

A very well presented, one bedroom Annexe in a
peaceful location, utilities included within the rent.

Approximately 4 Miles to Taunton Town Centre - Bishop's Lydeard 3 Miles
///what3words: tuck.items.locate

• Utilities Included Within Rent • One Bedroom • Furnished • Rural
Location • Available Now • 6 /12 Months Plus • Deposit: £1153 • Council Tax
Included Within Rent • Tenant Fees Apply

£1,000 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk



ACCOMMODATION

Front door into;

KITCHENETTE/ LIVING ROOM

Open plan room with sofa, folding dining table and two chairs, TV, coffee table, radiator and new carpet. Modern kitchenette with free standing fridge, microwave and electric hob.

STAIRS

Door to the stairs up to;

BEDROOM

Double bed with mattress, wardrobe, chest of drawers, radiator and new carpet. There is an additional storage area where the washing machine and freezer can be found. Door to;

BATHROOM

Three piece suite comprising of; WC, bath with shower over, wash hand basin and radiator.

OUTSIDE

The property has an allocated parking space.

SERVICES

All utilities are included within the rent; electricity, gas heating, water and drainage and council tax.

SITUATION

This beautiful annexe is situated in Yarford, located on the edge of Kingston St Mary village. Taunton town centre is 4 miles south and has an abundance of shops, eateries and the train station with links to London Paddington and Cornwall as well as access to M5 Junction 25. Hinkley Point Park and Ride at Cannington is approximately 10 miles north-east.

LETTING

The property is available to let on an assured shorthold tenancy for 6/12 months plus, fully furnished and is available NOW. Unfortunately, this property is not suitable for pets. RENT: £1000 per calendar month including all utilities. DEPOSIT: £1153 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT & 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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
		73	84
England & Wales		EU Directive 2002/91/EC	