



The Apple House Peartwater Road, Spaxton, Bridgwater,
TA5 1DG

A beautiful and well presented 2 bedroom property, located on the edge of the village of Spaxton and a short distance from the Quantock Hills, Area of Outstanding Natural Beauty.

Spaxton Village 1 Mile - Taunton Town Centre 9 Miles - Bridgwater Town Centre 6 Miles

• 2 Bedroom Property • Character Charm • Beautiful Garden • Rural Location • Available NOW • 6 / 12 Months Plus • Deposit: £1673 • Council Tax Band: A • Tenant Fees Apply

£1,450 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

Front door into;

OPEN PLAN SITTING/KITCHEN/DINING ROOM

A sitting area with open fire, radiator and window overlooking the garden. The dining area leads onto the kitchen with electric AGA, freestanding cooker, undercounter fridge, sink and draining board with window overlooking the neighbouring property's garden. Hard flooring throughout.

INNER HALLWAY

From the sitting area, the inner hallway with an airing cupboard leads to;

BEDROOM 1

Double bedroom with views overlooking the lovely neighbouring vegetable and fruit garden, with hard flooring and radiator.

SHOWER ROOM

Large shower room comprising of; walk-in shower, WC and wash hand basin as well as a washing machine.

GARDEN ROOM

Accessed via the garden or the sitting area, this room provides an abundance of natural light, with tiled flooring, radiator and stairs up to bedroom two.

INNER HALLWAY

From the garden room is a small hallway suitable for coats and boots. Door to;

UTILITY ROOM

A generous sized storage/ utility room with larder cupboard and further storage cupboard.

STAIRS

Wooden stairs leading up to bedroom two with storage in the eaves.

BEDROOM 2

Approached along a mezzanine walkway, with wooden flooring and Velux windows.

OUTSIDE

The property boasts a beautiful garden with mature shrubs and trees surrounding, a patio area for seating and a path from the main entrance gate as well as parking for two cars.

SERVICES

Mains electric, oil, water and drainage. Council tax band A.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/ 12 months plus, part furnished/ unfurnished and is available NOW. RENT: £1450 per calendar month.

DEPOSIT: £1673 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.



5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.taunton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			
181-391) B			
109-180) C			
55-108) D		64	72
39-54) E			
13-38) F			
1-12) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	