



Town Farm Bungalow The Pavement, North Curry,
Taunton, TA3 6LX

A well presented, detached, bungalow located in
the heart of the popular village.

M5 (Junction 25) 5.2 Miles - Taunton Town Centre 7.5 Miles

- Three Double Bedrooms
- Gardener INCLUDED Within Rent
- Garage & Driveway
- Large Kitchen/Diner
- A Pet Considered (Terms Apply)
- Available Late July
- 12 Months Plus
- Deposit: £1961
- Council Tax Band: TBC
- Tenant Fees Apply

£1,700 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

Double glazed front door into;

HALLWAY

Large 'L' shaped hallway that runs the length of the property, hard flooring, two radiators and storage cupboards. Doors to;

SITTING ROOM 19'8" x 11'5"

Dual aspect room with bay window overlooking the garden, open fire place, carpets and radiators.

KITCHEN/DINER 16'8" x 12'1"

Large kitchen/diner with a range of floor and wall units, worktop, stainless steel sink with draining board, electric hob, eye level oven and dishwasher, space for free standing fridge freezer, fitted oil boiler. There is ample space for dining table and chairs. Dual aspect windows overlooking the garden. There is also a walk in larder cupboard.

UTILITY ROOM

Fitted with a stainless steel sink, cupboards and worktop, there is space and plumbing for a washing machine. Door and access to the garden and driveway.

BATHROOM

Comprising of; bath with shower over, WC, wash hand basin set within vanity unit with mirror above and radiator.

BEDROOM 3 11'5" x 11'5"

Neutrally decorated double bedroom with carpet, radiator and window.

BEDROOM 1 14'5" x 10'5"

Large double bedroom with window, carpet, radiator and built in storage.

BEDROOM 2 11'5" x 10'5"

Double bedroom with neutral décor, carpet, window and radiator. Built in storage cupboard.

OUTSIDE

The property is approached by a gated driveway with off road parking for 3-4 cars, there is a garage with pedestrian access as well as an up-and-over door. Attached to the property is an outside WC with wash hand basin, radiator and light fitting. There is also a log store and outside tap. The oil tank can be found to the right hand side of the drive.

The garden wraps around the property and is mainly laid to lawn with mature trees and hedges and a greenhouse. A gardener is included within the rent.

There is a pedestrian gate and path from the main road.

SERVICES

Mains electric, water and drainage. Oil heating. Council tax band TBC. According to the Ofcom Mobile and Broadband checker; standard and superfast broadband is available. There is no mobile network available inside the property but EE, Three, O2 and Vodafone are likely outside.

DIRECTIONS

From our office on Hammet St, Taunton, at the roundabout take the first exit onto Fore Street, continue onto East Reach (A38), at the next roundabout take the third exit onto Toneway (A358/A38), at the traffic lights continue straight. At the roundabout take the second exit onto Toneway (A358), at the next roundabout take the second exit and continue along the A358. After approximately 2.2 miles at the traffic lights turn left onto A378. Take the first left turning onto Solomon's Hollow and continue following this road for 2.5 Miles. Turn left onto Town Farm and the bungalow will be found on the left hand side. What3Words; ///flicks.nooks.testy

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available late July. RENT: £1,700 per calendar month exclusive of all charges, please note, the rent includes a gardener. A pet considered, where the agreed let permits a pet the rent will be £1,750 per calendar month. DEPOSIT: £1,961 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.

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		EU Directive 2002/91/EC	



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