



Lucas House , Combe St. Nicholas, Chard, TA20 3HQ

A beautiful detached, four bedroom house with attractive gardens and outbuildings.

Combe St Nicholas 0.4 Miles - Chard Town Centre 4.5 Miles

- Paddock and Stabling
- Gated Driveway
- Ample Parking
- Countryside Views
- A Pet Considered (Terms Apply)
- 6/12 Months Plus
- Available Late August
- Deposit: £5192
- Council Tax Band: G
- Tenant Fees Apply

£4,500 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

A beautiful detached property approached by a private electric gate. The property benefits from underfloor heating to the ground floor and oil fired radiators to the first floor. Front door leading into;

ENTRANCE HALLWAY

With hard wood flooring, understairs cupboard and downstairs WC with wash hand basin. Stairs rising to the first floor and door to;

SITTING ROOM 27'7" x 18'6"

Continuation of the hard flooring, dual aspect room with ample living accommodation, large wood burner and door to;

STUDY 17'7" x 9'6"

Light room overlooking the front of the property.

CONSERVATORY 12'4" x 11'3"

From the sitting room, the conservatory offers further living space and doors out to the garden.

DINING ROOM 16'11" x 10'2"

From the hallway, the dining room can be found which currently is used as a play room. There is a door to the rear garden.

KITCHEN/ BREAKFAST ROOM 25'9" x 17'7"

Spacious and modern kitchen comprising of a range of shaker style cupboards and drawers, breakfast bar island with worktop and storage, Stoves dual fuel range cooker, American-style freestanding fridge freezer, freestanding dishwasher, Belfast sink with mixer tap and pantry. Small wood burner for decorative use only. French doors lead out to the rear garden.

UTILITY ROOM

Within the kitchen is the door to the utility, housing; freestanding washing machine and tumble dryer, oil fired boiler, sink with draining board and space for coats and boots. There is a door leading to the front of the property.

STAIRS & LANDING

Carpeted stairs and landing with door to the airing cupboard housing the water tank and shelves. Doors lead to;

BEDROOM 1 19'1" x 18'11"

Sizeable master bedroom with dual aspect views, built in storage, carpet, radiator and door to;

EN-SUITE

Comprising of walk-in shower cubicle, bidet, WC, two wash hand basins with mixer taps and towel radiator.

BEDROOM 2 17'8" x 15'3"

Spacious double bedroom with dual aspect views, carpet and radiator. Door to;

EN-SUITE

Comprising of walk-in shower cubicle, WC, wash hand basin with mixer tap and radiator.

BEDROOM 3 17'1" x 10'2"

Double bedroom with window overlooking the garden, with carpet and radiator.

BATHROOM

Family bathroom comprising of; walk-in shower cubicle, freestanding roll top bath, towel radiator, WC, bidet and wash hand basin.

BEDROOM 4 17'7" x 9'10"

Double bedroom with dual aspect primarily overlooking the front of the property, with built in storage, carpet and radiator.

OUTSIDE

The property is approached by a gated driveway, with ample parking and turning circle, there is a car port for two cars with lighting and one electric car charger point. There are two garages which are lockable with an internal door and a work bench, lighting and power, with stairs rising to the boarded eaves. There are three stables and one storage stable with a WC and wash hand basin. From the stabling there is a patio area with a pizza oven and steps up to a grassed area.



Leading from the gravel area to the right of the stabling is a grassed paddock of approximately 1 acre, there is an orchard with apple trees, a disused vegetable bed, a greenhouse, an enclosed chicken run and wild flower area.

From the driveway is a path with steps leading to the front door, the patio wraps around the property to the rear garden, the garden is mainly laid to lawn with lovely views, a pizza oven, outdoor seating area, a grated well and a log store/ shed.

SERVICES

Mains electric and water. Private drainage through a septic tank located in the rear garden. Oil fired boiler. Gas for the hob of the cooker. There are also solar roof panels feeding from the garage and solar thermal roof panels to heat hot water. The wood burner in the sitting room also has a back boiler which can run the central heating to the first floor and hot water system. According to the Ofcom mobile and broadband Standard and Superfast broadband is available. Mobile signal is likely indoors on O2 and Vodafone, limited on EE and Three and likely outdoors from all.

SITUATION

The property sits on the edge of Combe St Nicholas, the village is located a short distance from the Blackdown Hills, an Area of Outstanding Natural Beauty, popular for walking, cycling and horse-riding. Approximately 4.5 miles from Chard Town Centre and 6.5 miles from Ilminster. The village has accessibility to a post office and store, historic parish church, one pub and Combe St Nicholas Church of England Primary School. It also lies within easy driving distance of the secondary school at Chard. Doctors surgeries are available in Chard, community hospitals in Chard, Axminster, Crewkerne, South Petherton and Honiton. The main district hospitals are at Yeovil and Taunton. There are excellent road links via the A358, A30 and A303. Both the Jurassic coast to the south and the M5 Junction at Taunton are within 30 minutes' drive. The A303 London - Exeter road is an easy drive away from the property.

DIRECTIONS

From the Ilminster Bypass (Southfields Roundabout) head south on the A303 exit signposted Exeter and Honiton, after approximately 4.4 miles turn left onto Stoooper's Hill. After approximately 1.7 miles upon entering the village, turn left signposted Sticklepath and Football Club. Follow this road for 0.2 miles and the gated entrance will be found on the right hand side shortly after the junction. The property can be found using What3Words:

///attic.secondly.opened

LETTINGS

The property is available to let on an assured shorthold tenancy for 6 / 12 months plus, unfurnished and is available late August. RENT: £4,500 per calendar month exclusive of all charges. A pet considered; where the agreed let permits a pet the rent will be £4,550 per calendar month. DEPOSIT: £5,192 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 | | | 95 |
| 92-94 | 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 | | 87 | 95 |
| | | EU Directive 2002/91/EC | |