



The Old Dairy Annexe At Dingford Green Farm, Buckland St. Mary, Chard, TA20 3JW

A lovely one bedroom, barn conversion set within a rural location.

Ilminster 5.5 Miles - Taunton 9.5 Miles

- Fully Furnished • 2 Parking Spaces • Character Features • Underfloor Heating • A Dog Considered (Terms Apply) • Available August • 6 Months Plus • Deposit: £1153 • Council Tax Band: A • Tenant Fees Apply

£1,000 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALLWAY

Sizeable entrance hall with slim storage cupboard and further cupboard housing the washing machine and shelves for storage. Doors to;

OPEN PLAN KITCHEN/ SITTING ROOM

Spacious open plan room with bi-folding doors to the garden area, character features and fitted modern kitchen. The kitchen comprises; range of wall and base units, integrated fridge/ freezer, dishwasher, electric cooker with hob, extractor fan above and Belfast sink. Tiled flooring throughout with underfloor heating.

SHOWER ROOM

Tiled room comprising of; walk in shower with glass screen and door, WC, wash hand basin, towel radiator and window with shutters.

BEDROOM

Generous sized double bedroom fitted with double bed, dressing unit, bedside tables and built in wardrobes. Parquet flooring with underfloor heating and dual aspect windows with shutters.

OUTSIDE

The property has two off-road parking spaces, a grassed area and patio area with seating. The Landlord will maintain the external areas of the property, including the lawn.

SERVICES

Oil fired heating. Mains electric sub-metered and billed quarterly by the landlord. Water and drainage charged at £35 per month paid directly to the landlord. Council tax band A. Broadband can be provided via the Landlord and billed directly, however there is also a telephone line that can be connected. According to the Ofcom broadband checker, Standard broadband is available, and mobile coverage for EE, Three, O2 and Vodafone is limited inside and likely outside.

DIRECTIONS

From our office in Taunton, head south-west on Hammet Street and take the first exit at the roundabout. At the third set of traffic lights, turn right onto Silver Street and take a slight left. Continue along this

road, after 1.5 miles turn left onto Shoreditch Road signposted Orchard Portman and Staple Fitzpaine. Follow this road through Staple Fitzpaine. At the junction turn left signposted Chard and Ilminster. After approximately 1 mile take a sharp left hand turning signposted Dommatt. Follow this road for approximately 1.5 miles and the property will be found on the left hand side.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6 / 12 months plus, fully furnished and is available August. RENT: £1,000 per calendar month exclusive of all charges. A pet considered; where the agreed let permits a pet the rent will be £1,050 per calendar month. DEPOSIT: £1,153 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			
England & Wales		EU Directive 2002/91/EC	