



Brewers Cottage Fitzhead, Taunton, Somerset TA4 3JZ

Four bedroom, recently rennovated, detached house in a rural location.

Wiveliscombe 4 miles, Taunton 9.5 miles, Wellington 6 miles

- Garage • Garden • Rural / Farm Location • Available August • Pets Considered (Terms Apply) • 12 Months Plus • Deposit: £1730 • Council Tax Band: C • Tenant Fees Apply

£1,500 Per Calendar Month

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



ACCOMMODATION

Front door with porch leading to;

ENTRANCE HALLWAY

Carpeted entrance hallway with understairs cupboard and doors to;

LIVING ROOM

Dual aspect living room with neutral décor and carpet.

KITCHEN / DINER

Modern fitted kitchen with oven and hob, a range of floor and base units, pantry and space for dining room table and chairs.

STAIRS/ LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1

Double bedroom with carpet and radiator overlooking the rear of the property.

BEDROOM 2

Double bedroom with carpet and radiator overlooking the front of the property.

BEDROOM 3

Double bedroom with carpet and radiator overlooking the rear of the property.

BEDROOM 4

Double bedroom with carpet and radiator overlooking the front of the property.

BATHROOM

Modern fitted bathroom comprising of; shower cubicle, WC and wash hand basin.

OUTSIDE

The property is approached by a private farm track, the garden wraps around the property with a driveway with parking for two cars, a car port and garage.

SERVICES

Oil fired central heating, mains electric, private water and drainage. Council tax band C. According to the Ofcom broadband checker, Standard broadband is available, and mobile coverage for O2 is limited inside and not available from other providers, and EE, Three, O2 and Vodafone are likely outside.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available August. Please note, the property is located next to a working farm. RENT: £1500 per calendar month, exclusive of all charges. A pet considered. DEPOSIT: £1730 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.



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



@StagsProperty



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			
		49	75
England & Wales		EU Directive 2002/91/EC	