



Hillacre Farm Croford, Wiveliscombe, Taunton, Somerset
TA4 2TP

A four/five bedroom detached house in rural location.

Wiveliscombe 1 mile, Taunton 10 miles, Wellington 7 miles, M5 (J26) 8 miles

• Beautiful Views • Garden • Boot Room • Available early September • 12 Months Plus • A Dog Considered (Terms apply) • Deposit: £1961 • Council Tax Band: G • Tenant Fees Apply

£1,700 Per Calendar Month

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



ACCOMMODATION

From the front of the property, beautiful brick porch with door leading through to;

ENTRANCE HALL

Hallway with doors to;

LIVING ROOM

Large and spacious room with feature beam, wood burner, carpet and radiators. This room can be accessed from the hallway and kitchen.

SITTING ROOM

Cosy room with open fire overlooking the countryside views.

KITCHEN/ DINER

Generous sized farmhouse kitchen/ diner with AGA, Belfast sink, kitchen units and worktops.

BOOT/ UTILITY ROOM

A large room for storage, boots and coats, work surface with sink, space for free standing fridge freezer. Boiler and walk-in larder.

STAIRS/LANDING

Carpeted stairs and landing with doors leading to;

BEDROOM 1

Double bedroom overlooking the front and side of the property, carpet and radiator.

BEDROOM 2

Double bedroom with wash hand basin, overlooking the side and rear of the property, carpet and radiator.

BATHROOM

Suite with bath, WC and wash hand basin, radiator and window. There is also a separate room with WC and wash hand basin with window.

BEDROOM 3

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

BEDROOM 4

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

ATTIC ROOM

Stairs lead up to the attic room with exposed beams, floorboards and Velux windows.

EN-SUITE

En-suite comprising of; shower cubicle, WC, wash hand basin, towel radiator and window.

OUTSIDE

To the front and side of the property is a lovely garden area with mature shrubs, plants and trees with beautiful views. To the rear of the property is a concrete area with

door into the boot room. There is space for 3 cars to park at the property as well as an outbuilding with space for the washing machine / tumble dryer, there may also be a further outbuilding subject to negotiation.

SERVICES

Mains Electric, Gas Central Heating. Private Water and Drainage. Council Tax band, G. According to the Ofcom broadband checker, Standard and Ultrafast broadband is available, and mobile coverage for O2 and Vodafone is limited inside and not available from other providers, and Three, O2 and Vodafone are likely outside and EE limited.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available early September. RENT: £1700 per calendar month, exclusive of all charges. Children and a dog considered, where the Let permits a dog the rent will be £1750 per calendar month. DEPOSIT: £1961 returnable at the end of tenancy, subject to 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. Credit, ID & financial references required. Viewing 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			80
(69-80) C			
(55-68) D		57	
(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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