



Little Cutsey Cottage Cutsey, Trull, Taunton, Somerset
TA3 7NY

A well presented two bedroom property with
spacious accommodation.

M5 (Junction 26) 2 Miles - Taunton 4.5 Miles

• A Pet Considered (terms apply) • Available Now • 6/12 Months
Plus • Deposit: £1153 • Council Tax Band: C • Tenant Fees Apply

£1,000 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALL

Convenient space housing the boiler, steps down to;

KITCHEN

Open plan kitchen / sitting room, the kitchen area has tiled flooring, a walk in pantry and storage cupboards, there is an integrated fridge, dishwasher, electric oven, hob, extractor fan, stainless steel sink and draining board.

SITTING ROOM

With carpet, window and radiator.

INNER HALLWAY

From the kitchen is the inner hallway space, there is a cupboard with space and plumbing for washing machine.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard and doors to;

BEDROOM 1

Double bedroom with carpet, radiator, feature fireplace and countryside views.

BEDROOM 2

Double bedroom with carpet, radiator and countryside views.

BATHROOM

Comprising of; WC, wash hand basin and bath with shower over.

OUTSIDE

The property has an allocated parking space and outside area for washing and sitting. There is also a separate area for the bins.

SERVICES

Electric - Sub-metered and paid directly to the landlord

Drainage - Included within rent

Shared private water- Included within rent

Heating - Oil central heating, Sub-metered and paid directly to

the landlord

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 0.5Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Likely EE & O2. External - Likely EE, Three, O2 and Vodafone.

Local Authority: Council tax band C

AGENTS NOTE

This property is situated next to the landlords.

LETTING

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available NOW. RENT: £1000 per calendar month including, water and drainage. A dog considered, where the agreed let permits a pet, the rent will be £1050 per calendar month. DEPOSIT: £1153 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
192 (91%)	A		
155 (78%)	B		
122 (61%)	C		
92 (46%)	D		
63 (32%)	E	63	
35 (18%)	F		
15 (8%)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			