



Annexe at Beacon Lane Farm, Voxmoor, Wellington,
TA21 9NX

A newly renovated two bedroom barn conversion
situated in a rural location.

Wellington 2 Miles - M5 Junction 3.5 Miles

- Modern Kitchen • One Allocated Parking Space • Would Suit Single Occupant • Available Now • 6/12 Months Plus • Deposit: £1032 • Council Tax Included within Rent • Tenant Fees Apply

£895 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

Front door leading into;

KITCHEN/ SITTING ROOM 11'1" x 18'8"

A brand new, modern fitted kitchen with wooden worktop, shaker style units, ceramic sink and draining board, electric hob, electric oven, integrated fridge freezer and dishwasher. There is space for seating, tiled flooring and windows to the front of the property.

DOWNSTAIRS CLOAKROOM

Comprising; wash hand basin, WC and towel radiator.

STAIRS & LANDING

Oak staircase rising to the first floor with carpeted landing and doors to;

BEDROOM 1 11'1" x 10'5"

Double bedroom with carpet, radiator and window.

BEDROOM 2 11'1" x 4'11"

Single bedroom with carpet, radiator and Velux window.

SHOWER ROOM

Modern shower with; WC, towel radiator, wash hand basin, shower cubicle and Velux window.

OUTSIDE

There is allocated parking for one car and a grass area behind the property that can be used by the tenant.

SERVICES

Electric - Mains connected

Drainage - Included within the rent

Water- Included with the rent

Heating - Oil fired central heating included with the rent

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 1Mbps.

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

Local Authority: Council tax included within the rent

AGENTS NOTE

This property is located next to the landlords property, there is a farm track to the property and public footpath/ right of way down the track and behind the property.

LETTING

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available now. RENT: £895 per calendar month including, water, drainage, heating and council tax. Sorry, no pets. DEPOSIT: £1032 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			
92 (plus)	A		
81 (81)	B		
69 (69)	C		
55 (55)	D		
39 (34)	E		
21 (21)	F		
1 (1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	