



Gardeners Cottage Chipley Park, Langford Budville,
Wellington, Somerset TA21 0QU

Four bedroom cottage situated in a stunning rural
location close to Milverton and Wellington.

Wellington 3 Miles - Milverton 1.8 Miles

- Large Garden • Kitchen/Dining Room • Ample Parking • A Pet Considered (Terms Apply) • Available November • 12 Months Plus • Deposit: £1846 • Council Tax Band: E • Tenant Fees Apply

£1,600 Per Calendar Month

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ACCOMMODATION

The property is approached via an entrance porch with a glazed and panelled entrance door to Entrance Lobby with stairs to first floor, wood floor and door to;

SITTING ROOM

Lovely room with a focal fireplace incorporating a wood burning stove with tiled hearth, wood floor, window with views to front, window to side and door to;

HALLWAY

Inner Hall with door to garden, tiled floor and storage cupboard.

DINING ROOM

Dining room with fireplace incorporating wood burning stove, wood floor, window with views, storage cupboard.

CLOAKROOM

Cloakroom with low level wc, wash basin and tiled floor.

KITCHEN/BREAKFAST

Spacious room that has a range of units with work surfaces, single drainer sink and a half, free standing dishwasher, fridge/freezer, tiled floor, dual aspect windows, pantry, French doors leading out to the gardens and oil fired boiler. Cupboard.

UTILITY

Utility with fitted cupboards, washing machine, tiled floor, single drainer stainless steel sink unit.

FIRST FLOOR

Carpeted stairs and landing with two windows.

MASTER BEDROOM & EN-SUITE

Master Bedroom with two windows enjoying views to the front elevation, fitted bedroom furniture providing wardrobes, drawers and cupboards. The door and balcony within this room is not to be used.

En-Suite with double width shower cubicle, low level wc, pedestal wash hand basin, Velux window and heated towel rail.

BEDROOM 2

Double bedroom with window with views, feature fireplace.

BEDROOM 3

Double bedroom with window with views, feature fireplace.

BEDROOM 4

Window and alcove providing storage area.

BATHROOM

Bathroom with suite comprising free standing roll top bath, low level wc, pedestal wash hand basin, window and linen cupboard.

GARDEN/ OUTSIDE

The property is approached onto a gravelled driveway, providing parking. The front garden incorporates a range of shrubs and trees and enjoys delightful views and a southerly orientation. The rear garden is a generous size and has expanses of lawn, terrace, fruit trees, flowers and shrubs and at the far end is a copse. There is an oil tank.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water- Mains connected

Heating - Oil fired central heating & wood burners

Ofcom predicted broadband services - Standard: Download 8 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 band E

SITUATION

The property occupies a delightful semi rural location situated approximately 1 mile from Langford Budville with its church, primary school, public house and newly built community centre and 2 miles from the conservation village of Milverton. Wellington is within 2.5 miles of the property where an excellent selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is a further 7 miles east of here where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From junction 26 of the M5 motorway follow the signs into Wellington Town Centre and at the traffic light immediately outside our office turn right signposted Milverton. After approximately 2 miles and after the S bend towards Langford Budville, ignore the turning and continue down the hill towards Milverton and on the sharp left hand bend continue straight ahead whereupon Gardeners Cottage will be seen in an elevated position on the right hand side.
What3Words: ///flap.clues.otherwise

LETTING

The property is available to rent for a period of 12 month plus Assured Shorthold Tenancy, unfurnished and is available November. RENT: £1600 per calendar month exclusive of all charges. A pet considered: where the agreed lets permits pets, the RENT will be £1650pcm. DEPOSIT £1846 returnable at end of tenancy subject to any deductions, (all deposit for a property let through Stags are held on their client 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		51	
(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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