



Lake View Hillacre Farm, Wiveliscombe, Taunton,
Somerset TA4 2TP

A character two bedroom first floor barn in
countryside location.

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

- Open Plan Living Area
- Two Bedrooms
- Country & Lake Views
- Parking
- Available late November
- Deposit: £1326
- 12 months plus
- Council Tax Band: C
- Tenant Fees Apply

£1,150 Per Calendar Month

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



ACCOMODATION

From outside, slate steps to Stable door, into:

ENTRANCE HALL

Wooden flooring, loft access point, storage heater, coat hooks, doors to:

OPEN PLAN LIVING

Double aspect with high beamed ceilings, wooden floors to living area, deep windowsills to living area, night storage heaters, TV point. Overlooking courtyard, lake and surrounding countryside. Kitchen is fully fitted with cream wall & base units, granite worktop/breakfast bar, stainless steel sink, ceramic tiled flooring, space for full height fridge/freezer, stainless steel oven, hob & chimney cooker hood. From hallway doors to:

BATHROOM

Bath with glazed shower screen and shower, pedestal wash and basin, WC, vinyl flooring, airing cupboard, Velux window.

BEDROOM 1

Double with deep wooden shelf, storage heater.

BEDROOM 2

Large single room with storage heater, loft access point.

UTILITY / STUDY

There is a utility room Fitted with Belfast sink and plumbing for automatic washing machine. Plenty of space for fridge and freezers and WC. There is then a doorway through to a large space for a study, hobby room etc.

OUTSIDE

There is a private lawned garden with mature plants and shrubs, which must be maintained and well kept throughout the tenancy to a high a standard.

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. Shared private water.

Heating - Electric heating

Ofcom predicted broadband services - Standard: Download 13 Mbps, Upload 1Mbps.

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

Local Authority: Council tax band C

SITUATION

The Stable Flat is in a rural location, yet close to the popular town of Wiveliscombe overlooking lake and countryside. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONAL NOTE

From Taunton take the B3227 heading west out of the town passing through the villages of Norton Fitzwarren, and Preston Bowyer. On approaching the town of Wiveliscombe, turn right, signposted Croford, Ford & Fitzhead, and almost immediately right again into Hillacre Farm with the apartment to be found straight in front of you.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available November. RENT: £1,150 per calendar month, exclusive of all charges. DEPOSIT: £1326 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.



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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			
		44	66
England & Wales		EU Directive 2002/91/EC	