



Blakes Cottage , Heathfield, Taunton, Somerset TA4 1DL

A character thatched, three bedroom, detached cottage in a rural location.

Taunton Town Centre 5.4 Miles - M5 (Junction 26) 6 Miles

• Modern Kitchen • Car Port • Beautiful Garden • Fibre Broadband • Available Now • 12 Months Plus • A Pet Considered (Terms Apply) • Deposit: £2,019 • Council Tax Band: D • Tenant Fees Apply

£1,750 Per Calendar Month

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

ACCOMMODATION

Thatched covered porch with solid wood door into:

SITTING ROOM

Dual aspect room with beamed ceiling, Inglenook fireplace with electric wood burner, carpet and radiator. Doors to;

KITCHEN

With views over the garden and a range of shaker style wall and base units, ample work surface, electric oven, gas hob with extractor above, stainless steel sink unit, space for fridge freezer, dryer and plumbing for washing machine, tiled flooring and the gas fired boiler.

DINING ROOM

Accessed via the sitting room, dual aspect room with carpet, character beams and radiator.

HALLWAY

Door to rear of property and parking area, tiled floor, understairs cupboard, stairs rising to first floor and door to:

CLOAKROOM

Downstairs WC, wash hand basin, radiator and tiled floor.

STAIRS & LANDING

Carpeted stairs and landing with radiator and doors to:

BEDROOM 1

Double bedroom with beamed ceiling, carpet, radiator and window.

BEDROOM 2

Double bedroom with beamed ceiling, carpet, radiator and window.

BEDROOM 3

Small double bedroom with beamed ceiling, carpet, radiator and window.

FAMILY BATHROOM

Comprising; radiator, WC, wash hand basin, storage cupboard, bath with electric shower above and tiled surround.

OUTSIDE

To the front of the property is large garden laid mainly to lawn with mature trees and shrubs, flower beds, patio seating area and path leading to rear of property. To the rear of the property is a gravelled parking area with space for three cars and a car port.

SERVICES

Electric - Mains connected

Gas - Mains connected

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

Water- Mains connected via sub meter which is billed on behalf of the Landlord

Heating - Gas central heating

Alarm - alarm system within the property. The tenant will be responsible for annual maintenance costs and call out charges

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

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 D

SITUATION

The property is situated in a rural location with views towards the Quantocks adjacent to the B3227 and a short distance from Norton Fitzwarren. The county town of Taunton is approximately 5.4 miles to the East providing an extensive range of facilities, mainline railway link and M5 Junction 25. The Taunton to Minehead A358 road is a few minutes drive to the North.

DIRECTIONAL NOTE

From Taunton proceed on the A358 Minehead road and at the roundabout adjacent to the Cross Keys public house bear left towards Norton Fitzwarren on the B3227. Proceed along this road through the Village of Norton Fitzwarren and passing the turning right to Cotford St Luke. Take the next turning right signposted Heathfield and Halse, follow the road to top of lane and as it bends left, take turning to right and follow private track signposted to the property.

LETTING

The property is available to rent for a period of 12 months plus, unfurnished and is available now. RENT: £1,750 per calendar month, exclusive of all charges. A pet considered, where the agreed let permits a pet the rent will be £1,800 per calendar month. DEPOSIT: £2,019 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(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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