



Yarde House Lillesdon Lane, North Curry, Taunton,  
Somerset TA3 6BY

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Beautifully presented, detached four bedroom  
property, in a convenient but secluded location.

North Curry 2 Miles - Taunton Town Centre 6 Miles

• Garden • Off-Road Parking • Modern Kitchen • Available Early May • 12  
Months Plus • Council Tax Band: F • Deposit: £2,769 • Sorry, No  
Pets • Tenant Fees apply

£2,400 Per Calendar Month

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## ENTRANCE HALL

Spacious Entrance hallway with Hardwood staircase and Karndean classic oak floor. Alarm system. There is under floor heating to all of the downstairs rooms. Doors leading off to:

## SITTING ROOM

20'0" x 12'9"

Generous sized, dual aspect, sitting room with carpet, a feature Portland Stone fireplace, French patio doors leading to the rear garden and window to the front.

## STUDY

Useful room which lends itself to a study or playroom.

6'10" x 9'2"

## CLOAKROOM

Cloakroom with WC and sink, storage cupboard.

## KITCHEN/ DINING ROOM

14'1" x 11'1"

Modern fitted kitchen with a range of base units, drawers, island and ample Granite worktops. There is a Range oven, space for dishwasher and space for fridge freezer. French patio doors lead from the dining area onto the rear patio and garden. Karndean classic oak flooring. Door to;

## UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, stainless steel sink, storage cupboards, rear door leading to garden.

## STAIRS & LANDING

Stairs and landing with large airing cupboard and doors to;

## BEDROOM 1

12'5" x 13'5"

Large main bedroom with views of the country side to the rear of the property, fitted carpets, doors leading to:

## EN-SUITE

Comprising; quadrant shower, WC and wash hand basin within vanity unit and heated towel rail.

## DRESSING ROOM

5'6" x 5'10"

Further useful room which could be used as a dressing room.

## BEDROOM 2

12'1" x 9'6"

Double bedroom with door leading to:

## EN-SUITE

White contemporary suite, shower, sink with storage, WC, heated towel rail

## BEDROOM 3

9'6" x 12'9"

Double bedroom with aspect to the front of the property.

## BEDROOM 4

12'9" x 9'10"

Double bedroom with countryside views.

## OUTSIDE

The driveway leads to large area easily accommodating several cars, the rear garden has a storage shed, and offers a good degree of privacy.

## SERVICES

Electric - Mains connected

Drainage - Shared private drainage via septic tank, annual cost £150.

Water - Mains connected

Heating - Oil fired central heating

Alarm - alarm system within the property.

Ofcom predicted broadband services - Standard: Download 21 Mbps, Upload 2 Mbps.

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 F

## LOCATION

This property is situated near to the conservation village of North Curry that has an outstanding primary school. Taunton, the County town of Somerset, is approximately 6 miles away and has a range of high street stores and excellent schools, both in state and independent sectors. There are out of town retail parks and good sports facilities including the county cricket ground and racecourse, together with a number of respected golf courses.

## DIRECTIONS

Travelling out of Taunton on the A358 dual carriageway, take the left hand turning at the traffic lights signposted to Thornfalcon, turn left onto A378 towards Wrantage, then take your first left onto Lillesdon Lane, the property will be found on your left hand side.

## AGENTS NOTE

Please note the photos of the interior and rear of the property were taken prior to the current tenancy.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available early May. Sorry, no pets. RENT: £2,400 per calendar month exclusive of all charges. DEPOSIT: £2,769 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.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



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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