



Blackdown View Buckland St. Mary, Chard, Somerset
TA20 3QZ

A two bedroom bungalow with a mature landscaped garden, located within the Blackdown Hills Area of Outstanding Natural Beauty.

A303 3.6 Miles - Taunton Town Centre 7.5 Miles - M5 (Junction 26) 7.8 Miles

• Utility Room • Conservatory • Off-Road Parking • Available May • 12 Months Plus • A Pet Considered (Terms Apply) • Deposit: £1269 • Council Tax Band: B • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From the driveway, the property is accessed via a uPVC door leading into;

ENTRANCE

Entrance porch with light, shelving and doors to;

CLOAKROOM

Useful WC and wash hand basin within vanity unit.

UTILITY ROOM

Comprising of; shaker style cupboards offering ample storage, granite work surfaces, inset sink, space and plumbing for free standing washing machine and window. Door to;

HALLWAY

L shaped hallway with two storage cupboards, door to the garden and doors to;

SITTING ROOM

23'11" x 9'10"

Dual aspect room with carpet, radiator, open fire and double doors into the;

KITCHEN

With a range of wall and base units, ample worktop space, space for free standing electric cooker. Door to the hallway. Doors into;

CONSERVATORY

14'5" x 10'9"

With tiled flooring and views over the garden, radiator and door to rear garden.

BEDROOM 1

9'6" x 11'9"

Double bedroom with carpet, window and radiator.

BEDROOM 2

9'6" x 9'10"

Double bedroom with carpet, large wardrobes, window overlooking the rear garden and radiator.

BATHROOM

Suite comprising of bath, wash hand basin within vanity unit, window, radiator, WC, enclosed shower cubicle and a further radiator.

OUTSIDE

To the front of the property is off-road parking for two cars, a single garage and a small shed. A gate leads into the mature landscaped garden with views over the countryside. A path leads to the end of the garden with a gate to the road.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank, maintained and paid by the Landlord.

Shared Private Water - maintained and paid by the Landlord

Heating - Oil fired boiler, open fire in the sitting room

Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 1Mbps. Fibre broadband is available.

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

Local Authority: Council tax band B

AGENTS NOTE

The property is located adjacent to Higher Buckland Farm which is now used primarily as a private storage facility. This property does have an AOC (Agricultural Occupancy Condition). At the time of the photos, a property pre-tenancy clean and carpet clean had not been undertaken.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available May. RENT: £1,100 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the rent will be £1,150 per calendar month. DEPOSIT: £1,269 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.



5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.taunton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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