



Russells Lydeard St. Lawrence, Taunton, Somerset TA4 3SE

A stunning four-bedroom detached house enjoying wonderful views towards the Quantock Hills.

Taunton 9.5 Miles - M5 (Junction 25) 10 Miles

• Wonderful Rural Location • Spacious Accommodation • Modern Living Space • Four Bedrooms, Two En-Suite • Available May • A Pet Considered (Terms Apply) • 6 / 12 Months Plus • Deposit: £2653 • Council Tax Band: F • Tenants Fees Apply

£2,300 Per Calendar Month

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

SITUATION

The property is occupied in a wonderful position, close to the centre of the village of Lydeard St Lawrence. The property is within a short walk of the village hall, Primary school and Church and within the popular Kingsmead catchment area. A wider range of facilities can be found at the nearby village of Bishops Lydeard including a Doctors Surgery, chemist, shops, pub and Church. Taunton is approximately 9 miles to the South East and provides a comprehensive range of amenities that one would expect to find in a busy County town. There is a mainline railway station and access to the M5 motorway at Junction 25. Lydeard St Lawrence is surrounded by some of the most beautiful countryside in the Country and provides easy access to Exmoor National Park and the Quantock Hills, which are designated the first Area of Outstanding Natural Beauty in the country.

DESCRIPTION

The property is a stunning individual detached house, which provides contemporary accommodation in a wonderful location and situation with views over its own garden and grounds towards the Quantock Hills. The house has spacious flexible accommodation and has been designed to take full advantage of the wonderful position. The property is enhanced by the delightful gardens and paddock, as well as a range of outbuildings, to include a garage, adjoining store and log store. The property is approached over a shared driveway leading to the entrance to the property.

ACCOMMODATION

In detail, the accommodation comprises a reception hall with vaulted ceiling and there are floor to ceiling glazed windows, oak floors and stairs to the first floor. Access through to the "L" shaped kitchen / dining room. The kitchen area provides a well-appointed fitted kitchen with work surfaces, a range of wall mounted wall and base units and a breakfast bar. Bi-fold doors open onto the timber decked area, enjoying wonderful open views. The dining area, again, has bi-folding doors that also lead onto the timber decked area. There is an oak floor and under stairs storage cupboard. The sitting room is a stunning room that connects seamlessly to the dining room, providing a lovely open plan entertaining space with oak floor and a wood burning stove. The family room has oak floor and windows to the front elevation. There is a utility room with a range of contemporary fitted units with worksurfaces over. Cloakroom with low level WC and wash hand basin with vanity under. Boot room with tiled floor and a door to the front elevation and window.

On the first floor, there is a large landing with oak flooring and an airing cupboard. Bedroom one has French windows with a Juliette balcony, enjoying stunning views towards to Quantock Hills and an en-suite shower room with a fitted matching suite. There is a guest bedroom with French doors leading to a Juliette balcony, again, enjoying stunning views. There is an en-suite shower room with a fitted matching suite. Bedroom three and bedroom four also enjoy fine views. The family bathroom has a panelled bath, a corner shower cubicle, twin wash hand basins with vanity storage under and a low level WC.

OUTSIDE

The shared driveway leads to the entrance to the property with a substantial parking and turning area and also this gives access to the garage and adjoining log store. The front garden is predominately laid to lawn with a range

of mature trees and benefits from lovely views over the village. The rear garden enjoys stunning views towards the Quantock Hills, with a generous decked area outside, providing entertaining space and there are a range of flower and shrub borders. Beyond the garden is secure enclosed paddock, which leads to a small copse at the far end of the property. In all, the grounds extend to approximately 1 acre.

DIRECTIONS

From Taunton proceed out on the A358, passing Bishops Lydeard and turn left along the B3224 by Cedar Falls towards Raleigh's Cross. Proceed for 2.5 miles and turn right towards Lydeard St Lawrence. Proceed into the village and the village Church will be seen on your left hand side. The property can be found shortly after on the right hand side, set back off the main road.

SERVICES

Electric - 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

Heating - Electric Heating

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council tax band F

LETTING

The property is available to let on a assured shorthold tenancy for 6 / 12 months plus, unfurnished and is available May. RENT: £2,300 per calendar month exclusive of all charges. Children/pets considered. Where the agreed let permits pets the rent will be £2,350 per calendar month. DEPOSIT: £2,653 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		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(41-47) F		
(31-39) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		