



1 Ivyton Mill Broomfield, Bridgwater, Somerset TA5 1AY

Beautifully presented, four bedroom barn conversion in a super location.

Taunton Town Centre 6 Miles - M5 (Junction 25) 8 Miles

• Four Bedrooms • Large Kitchen/Diner • Rural Location • Garden • Available May • 6 / 12 Months Plus • A Pet Considered (Terms Apply) • Deposit: £1500 • Council Tax Band: E • Tenant Fees Apply

£1,500 Per Calendar Month

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

ENTRANCE HALLW

Large hallway with understairs cupboard, doors leading off to:

CLOAKROOM

Downstairs WC with wash hand basin.

KITCHEN/DINING ROOM

Spacious room with ample wall and base units for storage, Rangemaster oven, integrated dishwasher, white butler sink, ceramic tiled floor, door leading off to:

UTILITY ROOM

Good range of units for storage, space and plumbing for washing machine and tumble dryer, stainless steel sink, door leading to garden.

STUDY

Useful room with television/telephone points.

SITTING ROOM

Lovely light room with wood burner and French patio doors leading out to the rear garden.

STAIRS & LANDING

Carpeted stairs and landing with doors leading off to;

MASTER BEDROOM

Large room with rear aspect, dressing area and door leading to:

EN-SUITE

Grohe Raindance shower, WC and wash hand basin, heated towel rail/radiator and shaver point.

BEDROOM 2

Large double bedroom with vaulted ceiling, with double aspect views.

BEDROOM 3

Double bedroom with vaulted ceiling and rear aspect.

BEDROOM 4

Double bedroom with rear aspect.

FAMILY BATHROOM

Large bathroom with bath, quadrant shower with Grohe Raindance shower, WC & wash hand basin.

OUTSIDE

There are gardens to the front and rear of the property, parking for two cars at the front of the property.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank.

Water - £50 per calendar month paid directly to the landlord

Heating - Oil Central Heating and hot water system

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps.

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

Local Authority: Council tax band E

SITUATION

This property is situated approximately 2.5 miles from the village of Kingston St Mary and is located in a stunning position enjoying glorious views over open countryside. Kingston St Mary provides a village community with amenities to include; primary school, village inn and fine parish church. Within the village there are many clubs and organisations which ensure an active village life.

Kingston St Mary is attractively situated standing at the foot of the Quantock Hills, which have been designated as an Area of Outstanding Natural Beauty and provides miles of footpaths and bridleways, ideal for those with outdoor and equestrian interests.

Taunton, approximately 5.5 miles away is the county town and provides comprehensive facilities with in addition to, a good range of shops, excellent schools within both the state and independent sectors, a theatre, racecourse, county cricket ground and a main line rail link to London (Paddington). The M5 (J25) is accessed on the eastern side of the town and close to this junction there is a large out of town shopping and leisure complex.

DIRECTIONS

Do not rely on your sat nav as this may take you to the wrong location. Leave Taunton in a northerly direction, heading towards Kingston St Mary. Proceed through the village, after approximately 1 mile, you will pass a thatched farm house on your right hand side, shortly after this, take the very sharp left hand turn at the bottom of a steep wooded slope (there is a blue road sign which states that there is no passing places) continue along the lane for approximately half a mile where you will find Ivyton Mill on your left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available May. RENT: £1,500 per calendar month exclusive of all charges. Private water and drainage of £50 per calendar month to be paid direct to the landlord. DEPOSIT: £1500 returnable at end of tenancy, subject to deductions. The deposit will be held and registered with the Deposit Protection Scheme (DPS).

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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@StagsProperty



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		
England & Wales		
EU Directive 2002/91/EC		