



Raswell Farm House , Broomfield, Bridgwater, Somerset TA5 1AY

FULLY BOOKED NO MORE VIEWINGS AT THIS STAGE
Three bedroom Farm House boasting beautiful views.

Approximate distance to Taunton Town Centre - 5 Miles, Bridgwater - 7.8 Miles

• *FULLY BOOKED NO MORE VIEWINGS AT THIS STAGE* • Rural Location • Wood Burner • Deposit: £950 • Council Tax Band: • Pets Considered (Terms Apply) • Tenant Fees Apply

£950 Per Calendar Month

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

ENTRANCE HALLWAY

Front door leading into the hallway with stairs rising to bedroom 1 and bedroom 2, stairs down to kitchen and living room with doors to;

BEDROOM THREE/ STUDY

Large single bedroom or Study, fitted carpet, built in wardrobe, radiator and double glazed window over looking the front of the property.

BATHROOM

Family bathroom with wash hand basin, WC, bath with electric shower over and heated towel rail.

STAIRS DOWN TO

LIVING ROOM

Light and spacious living room with wood burner, radiator, TV point, double glazed door and windows overlooking the garden and paddock.

KITCHEN/ DINER

Farmhouse kitchen with a range of base and wall units, ample work surfaces, stainless steel sink, Rangemaster Cooker and extractor hood, space for washing machine and under counter fridge and freezer. There is also space for a dining room table and chairs. Door to;

CONSERVATORY

UPVC conservatory with free standing fridge freezer and door to garden.

STAIRS UP TO

BEDROOM ONE

Master bedroom with built in cupboard, carpet, radiator and double glazed windows over looking the garden.

BEDROOM TWO

Double bedroom with built in wardrobe, carpet, radiator and double glazed window over looking the garden.

OUTSIDE

To the outside of the property is a large drive with parking for four cars. The garden wraps around the property mainly laid to lawn with fencing, a shed and a log shed.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank.

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

Heating - LPG Gas Heating

Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8 Mbps.

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

Local Authority: Council tax band C

DIRECTIONS

From our office on Hammet Street, take the third exit at the roundabout onto North Street, continue to follow A3207, and at the 4th set of traffic lights turn right onto Station Road, continue to follow the A3038, at the traffic lights (stay in the left lane) continue straight onto Kingston Road. Continue along this road for approximately 4 miles and Raswell Farm House will be found on your right 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: £950 per calendar month exclusive of all charges.

Children/pets considered. DEPOSIT: £950 returnable at end of tenancy subject to any deductions. The deposit will be registered and held under 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		