



Long Barn Mountfields Road, Taunton, Somerset
TA13DG

A well presented 2 bedroom unfurnished barn conversion,
light and airy and finished to a high standard.

Taunton Town Centre 1.2 Miles - M5 (Junction 25) 3.5 Miles

• Open plan living space • Two bedrooms (both en-suite) • Garden • Parking • Available May • 6/12 Months • Pets considered (terms apply) • Deposit: £1442 • Council Tax Band: D • Tenant fees apply

£1,250 Per Calendar Month

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

ACCOMMODATION

Front door leading to:

SITTING ROOM/ KITCHEN

Dual aspect open plan Kitchen, living and dining room area with under floor heating. The kitchen area has gloss base units, stainless steel sink unit, built in electric oven, hob and overhead extractor fan, integrated dishwasher.

CLOAKROOM

With WC, wash hand basin, radiator.

UTILITY/CONTROL ROOM

Boiler and control panel room with storage space and space/ plumbing for washing machine.

BEDROOM 1

Double with window and radiator. Entrance to

EN-SUITE SHOWER

Modern shower room comprising shower enclosure, wash hand basin, WC, radiator and heated towel rail.

BEDROOM 2

Double with window and radiator. Entrance to

EN-SUITE SHOWER ROOM

Modern shower room comprising shower enclosure, wash hand basin, WC, radiator and heated towel rail.

OUTSIDE

Gravelled parking area for two cars, leading to fenced, garden area mainly laid to lawn.

SERVICES

Electric - Mains connected

Drainage - Shared septic tank

Water - Mains connected

Heating - Oil Fired Central Heating

Ofcom predicted broadband services - Standard:

Download 6 Mbps, Upload 0.7 Mbps. Superfast:

Download 35 Mbps, Upload 6 Mbps. Ultrafast:

Download 1800 Mbps, Upload 220 Mbps.

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 D

SITUATION

The property is in the rural area along Mountfields Road which adjoins South Road on the southern fringe of Taunton. This is a mature and well regarded location which is very popular with families

due to its close proximity to schools and colleges. There is also the benefit of a convenience shop and butchers and amenities at the entrance to Mountfields Road. There is a regular bus service as well as a pleasant pedestrian route through Vivary Park which leads to the town centre with its excellent shops and facilities just 1 mile away. For travellers, Taunton has an intercity railway station and access to the M5 motorway at junction 25.

DIRECTIONS

From Taunton proceed out of the town along South Road and take the second right onto Mountfields Road after Richard Huish College. Fork right onto Mountfields Road follow the road past the Wyvern club bearing left, after a bend in the road you will find the property on your right,

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available May. RENT: £1250 per calendar month exclusive of all charges. Children and a pet considered. Where the agreed let permits pets the rent will be £1,300 per calendar month. DEPOSIT: £1,442 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.

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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.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 74 | |
| (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 |



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