



4 Batt Drive, Cheddon Fitzpaine, Taunton, TA2 8FY

A well presented, modern four bedroom, detached property in popular location.

Approximate distance from Taunton 2.2 miles

• Double Garage • Enclosed Rear Garden • Modern Kitchen • Available June • 6/ 12 Months Plus • Deposit: £2,336 • Council Tax Band: E • A Pet Considered, Terms Apply • Tenant Fees Apply

£2,025 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALL

Tiled entrance hallway with radiator, stairs to first floor and doors to;

STUDY

7'6" x 9'2"

Convenient room with tiled flooring, window overlooking the front of the property and radiator.

SITTING ROOM

17'4" x 12'1"

With a bay window, radiator, blinds and carpet.

DOWNSTAIRS CLOAKROOM

Comprising of WC, wash hand basin, radiator, tiled flooring, window and large understairs cupboard.

KITCHEN / DINER

13'5" x 18'0"

Modern kitchen area with shaker style cupboards and drawers, granite worktop, wine fridge, dishwasher, inset sink with mixer tap, electric hob with extractor fan above, double electric oven at eye level, integrated fridge freezer. The dining area has space for a large table and chairs, there is two radiators and French Doors out to the garden. Door through to;

UTILITY ROOM

Continuation of the tiled flooring and shaker style cupboards, granite worktops with inset sink and mixer tap, cupboard housing the boiler and integrated washing machine. Door out to the garden.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard. Doors to;

BEDROOM 4

7'2" x 9'6"

Single bedroom with carpet, radiator, window, and built in wardrobe.

BATHROOM

Comprising of; tiled flooring, WC, wash hand basin, shower cubicle, bath and towel radiator.

BEDROOM 3

9'10" x 9'6"

Double bedroom with carpet, radiator, windows and built in wardrobe.

BEDROOM 1

12'9" x 12'1"

Main bedroom with two large built in wardrobes, carpet, radiator, window and door to en-suite.

EN-SUITE

Comprising of; towel radiator, walk in shower cubicle, WC and wash hand basin.

BEDROOM 2

9'2" x 11'5"

Double bedroom with carpet, windows, radiator and built in wardrobe.

OUTSIDE

The front of the property is approached by a footpath with lawn either side and established, mature shrubs. To the left hand side of the property is a double garage. There is side access to the rear garden, which is mainly laid to lawn with a patio area in front of the kitchen/ diner. There is a fence and mature shrubs/ trees bordering the rear of the property.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 28 Mbps, Upload 1 Mbps. Superfast: Download 64 Mbps, Upload 18 Mbps.

Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on

O2. External EE, Three, O2 and Vodafone

Local Authority: Council tax band E

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available late May. RENT: £2,025 per calendar month exclusive of all charges. Where the agreed let permits a pet, the rent will be £2,075. DEPOSIT: £2,336 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	86	
(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