



## The Barn, Little Bovey Farm, Waterrow, Taunton, TA4 2BA

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A beautifully presented, part furnished, five bedroom barn conversion.

Wiveliscombe 3.4 Miles - Bampton 6 Miles - Wellington 8.2 Miles

• Modern Kitchen/Diner • Two En-Suites • Ample Off-Road Parking • Available Early October • 6 Months Plus • A Pet Considered, Terms Apply • Deposit: £3,000 • Council Tax Band: F • Tenant Fees Apply

£2,600 Per Calendar Month

01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)

## ACCOMMODATION TO INCLUDE

Front door leading into;

### ENTRANCE HALL

Light entrance hall with storage space, tiled flooring and doors to;

### KITCHEN/ DINER

**28'5" x 22'1"**

A beautiful modern open plan kitchen/ diner with large windows letting it lots of natural light with tiles flooring and underfloor heating. The kitchen area comprises of a range of shaker style kitchen wall and base units, with Apollo worktops and a large island with breakfast bar. There is a Rangemaster electric cooker with extractor above, integrated dishwasher, double bowl ceramic Belfast sink, free standing American style fridge/ freezer. Ample space for a large dining table and chairs and French UPVC doors to the garden. Archway through to;

### SITTING ROOM

**22'1" x 14'9"**

Triple aspect room with two sets of French UPVC doors to the garden, the sitting room sits at the end of the barn with tiled flooring and underfloor heating.

### CLOAKROOM

Comprising of; WC and wash hand basin within vanity unit with storage.

### BEDROOM 5

**16'11" x 11'4"**

Double bedroom with windows, tiled flooring and underfloor heating.

### BATHROOM

Comprising of; WC, bath, towel radiator, wash hand basin within vanity unit with drawers and a walk-in shower. Tiled flooring and underfloor heating.

### BEDROOM 2

**11'11" x 10'5"**

Double bedroom with UPVC door to the garden, tiled flooring with underfloor heating and door to;

### EN-SUITE

Generously sized en-suite comprising of; towel radiator, bath with shower over, wash hand basin and WC within vanity unit. Tiled flooring and underfloor heating.

### BEDROOM 4

**13'7" x 12'9"**

Double bedroom with dual aspect and UPVC door leading out to the garden. Tiled flooring and underfloor heating.

### BEDROOM 1

**22'6" x 13'7"**

Large King size bedroom with double aspect, French doors leading out to gravel garden area. Tiled flooring and underfloor heating. Door leading to;

### EN-SUITE

Comprising of; WC, bath with shower over, wash hand basin within vanity unit and towel radiator. Tiled flooring and underfloor heating.

### BEDROOM 3

**14'5" x 12'1"**

Double bedroom with window, tiled flooring and underfloor heating.

### STUDY

**11'8" x 6'8"**

A convenient room with window looking out to the field, tiled flooring and underfloor heating.

### UTILITY ROOM

Useful room with a range of shaker style wall and base units, resin inset sink, space and plumbing for washing machine, space for tumble dryer.

### OUTSIDE

The barn is approached by a track leading to a gravel area with ample off-road parking, the garden is mainly laid to lawn with a patio area to the sitting room. There is the use of two storage sheds.

## SERVICES

Electric - Mains connected

Drainage - Private Drainage via sewage treatment plant. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water - Private Water via a borehole

Heating - Air Source Heat Pump and underfloor heating

Ofcom predicted broadband services - Standard: Download 8

Mbps, Upload 0.9 Mbps. Ultrafast: Download 2000 Mbps, Upload

1000 Mbps

Ofcom predicted mobile coverage for voice and data: Internal -

Likely on EE and Three, Variable on O2 and Vodafone. External -

Likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band F

## SITUATION

Waterrow is a village in the Tone Valley, located near Wiveliscombe, Wellington, and Exmoor National Park. The surrounding area consists of hills and open countryside. Wiveliscombe is 3.4 miles away and offers local amenities, independent shops, and schools. Wellington is 8.2 miles away and provides a wider range of facilities, supermarkets, access to the M5, and Wellington School. Taunton, 14.4 miles to the east, has rail services to London Paddington, further M5 connections, and several independent schools. The Blackdown, Brendon, and Quantock Hills are all nearby, offering walking, riding, and fishing opportunities.

## AGENTS NOTE

The property is accessed via a right of way over a farm track.

## LETTINGS

The property is available to let on an assured shorthold tenancy for an initial term of 6 months plus, part furnished and is available early October. RENT: £2,600 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the RENT will be £2,650 per calendar month. DEPOSIT: £3,000 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.

## RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk).





*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		100
(92 plus) A		
(81-91) B	84	
(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



5 Hammet Street, Taunton, TA1 1RZ  
 01823 447355  
[rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)  
[stags.co.uk](http://stags.co.uk)

