



1 Buncombe Cottage, Kingston St Mary, Bridgwater,
Somerset TA5 1AY

A delightful 3 bedroom unfurnished cottage situated in
a pretty rural location within easy reach of Taunton.

Approximate distance to Taunton 5 miles

• Rural Views • Kitchen • Sitting Room • Bathroom • Large
Garden • Office/Storage Shed • Available Early October • Pets
Considered • Tenant Fees Apply

£900 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door entrance leads into a lobby area with doors to;

SITTING ROOM

Dual aspect room with inset wood burning stove on a slate hearth, TV/telephone points, under stairs cupboard and radiator.

KITCHEN

Fitted with a range of wooden wall and base units, Belfast sink unit, Range style electric free standing cooker, walk-in larder cupboard with plumbing for slimline dishwasher.

REAR HALL

Stairs rising to the first floor and doors to;

BATHROOM

Comprising of; WC, wash hand basin, bath with shower over.

UTILITY ROOM

Convenient room with work surface, cupboards and plumbing for washing machine. Gas fired boiler. Door leading out to rear garden.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1

Double bedroom with carpet, window and radiator.

BEDROOM 2

Double bedroom with carpet, radiator and window.

BEDROOM 3

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

OUTSIDE

To the front of the property is a generous sized garden laid to lawn with path to the front door, and a shed. To the rear of the property is a large lawn area, with patio and steps leading up. There are storage sheds and also a large office / outbuilding with lighting and heating. There is off-road parking located to the side of the property.

SERVICES

Electric - Mains connected

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

Heating - LPG Central Heating

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps. Please note, the Landlord is happy to install Starlink if required, at a cost to the tenant of £75 per calendar month.

Ofcom predicted mobile coverage for voice and data: Internal and External limited on all providers.

Local Authority: Council tax band B

SITUATION

The property is situated in a delightful rural location overlooking open countryside approximately 2 miles from the village of Kingston St Mary. Kingston St Mary provides a thriving village community with amenities to include; primary school, garage, 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 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

Leave Taunton in a northerly direction, heading towards Kingston St Mary. Proceed through the village for approximately 2 miles where the property will be found on the left hand side just before the road enters the wood on both sides. What 3 Words - ///parrot.rockets.access

AGENTS NOTE

Please note, there is a local pheasant shoot nearby.

LETTING

The property is available to let on a assured shorthold tenancy for 6 / 12 months plus, unfurnished and is available early October. RENT: £900 per calendar month exclusive of all charges. Private water and drainage of £50 per calendar month to be paid direct to the landlord. If Starlink is agreed with the Landlord, this will be £75 per calendar month paid directly to the landlord. A Pet considered. DEPOSIT: £900 returnable at end of tenancy, subject to deductions. The deposit will be held and registered with the Deposit Protection Scheme (DPS). The landlord will undertake their own viewings, all enquiries are to be arranged via the agent..

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 Rights 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. Additional information is available on the official government website at 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(48-54) E		
(41-47) F		
(31-39) G		
Not energy efficient - higher running costs		
	69	43
England & Wales		
EU Directive 2002/91/EC		