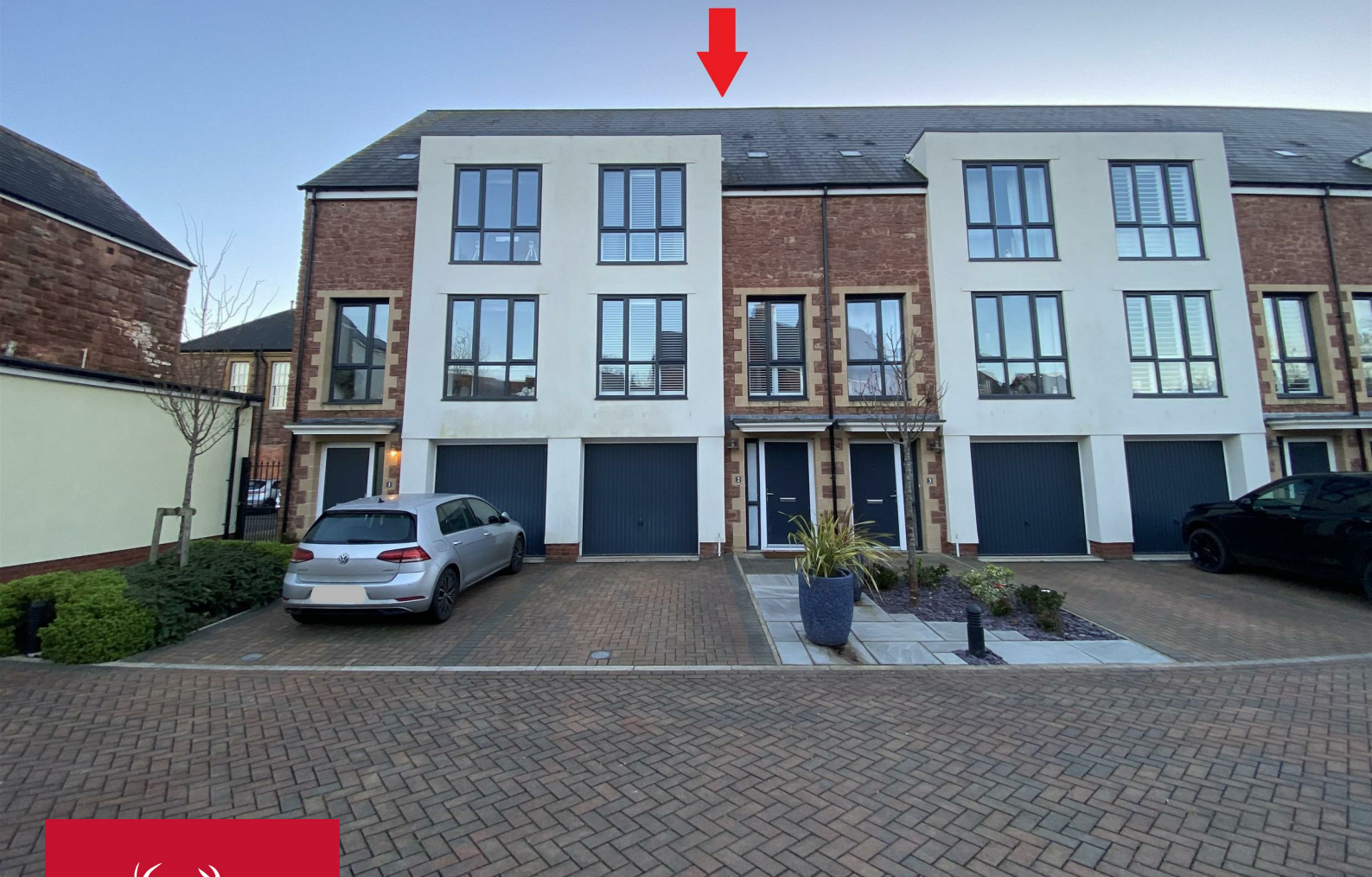




2 Cherry Tree Mews Dene Road, Cotford St Luke,
Taunton, Somerset TA4 1DA

Exclusive two bedroom town house located within
a private, gated development.

Taunton Town Centre 5 Miles - M5 (Junction 25) 7 Miles

• Modern Fitted Kitchen • Dressing Room • Garage • 6 /12 Months
Plus • Available late November • Deposit: £1903 • Council Tax Band:
D • Tenant Fees Apply

£1,650 Per Calendar Month

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

SITUATION

The property can be found within this exclusive gated development in Cotford St Luke to the north west of the county town of Taunton. The village offers day to day amenities, which include a convenience store and primary school. A larger range of shopping, leisure and scholastic amenities can be found within the county town of Taunton, which is only a short drive/bus ride away. Taunton offers access via Junction 25 to the M5 motorway and has a mainline railway station.

ACCOMMODATION TO INCLUDE

Front door leading into;

HALLWAY

With understairs storage space and doors to;

DOWNSTAIRS WC

Convenient downstairs WC with wash hand basin.

KITCHEN/DINER

Very well present and modern kitchen, with a range of wall and base units, worktops, integrated fridge freezer, integrated dishwasher, double oven, gas hob with extractor fan, wine fridge, one and a half bowl sink with draining board and a TV. There is space for a dining room table and chairs. Patio doors lead out to the enclosed rear garden.

INTEGRAL GARAGE

Access can be gained via the hallway or the driveway into the garage. To one end of the garage there is a utility area comprising of; washing machine, tumble dryer, stainless steel sink, worktop, two double wall units and one double floor unit.

STAIRS & LANDING

Rising to the first floor with doors to;

SITTING ROOM

18'4" x 15'5"

Light and spacious room with Juliette balcony, hard flooring, electric fireplace and radiators.

BEDROOM 2

16'0" x 8'2"

Double bedroom overlooking the front of the property, with hard flooring and radiator.

STAIRS & LANDING

Rising to the second the floor;

BEDROOM 1

15'5" x 8'10"

Double bedroom with radiator and hard flooring with patio doors out to the balcony. Door through to;

EN-SUITE

Modern en-suite shower room comprising of; WC, walk in shower, towel radiator, two decorative countertop wash hand basins on marble topped storage unit. Archway leads through to;

DRESSING ROOM

Fitted with floor to ceiling height wardrobes, hard flooring with windows over looking the front of the property.

SHOWER ROOM

From the 2nd floor landing, modern fitted shower room comprising of; WC, wash hand basin and walk in shower.

OUTSIDE

To the front of the property there is an allocated parking space and garage. To the rear of the property is an enclosed garden laid to patio with steps down to the back gate.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 10 Mbps, Upload 0.9Mbps.

Superfast: Download 80 Mbps, Upload 20Mbps.

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

Local Authority: Council tax band D

DIRECTIONS

From Taunton proceed on the A358 Minehead road and at the roundabout adjacent to the Cross Keys public house bear left towards Norton Fitzwarren. Proceed along this road through the Village of Norton Fitzwarren. Turn right signposted Cotford St Luke, at the first roundabout take the second exit, shortly after on the left hand side there is a gated entrance. Through the gated entrance turn right and the property can be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available late November. Sorry, no pets. RENT: £1,650 per calendar month exclusive of all charges. DEPOSIT: £1,903 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 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](https://www.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 plus) 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		