



The Gables Peartwater Road, Spaxton, Bridgwater, TA5
1DG

A beautifully presented detached property with character
charm on the edge of the Quantock Hills AONB.

Cannington HPC Park & Ride 4 Miles - Taunton 9 Miles - Bridgwater 6 Miles

• Gardener Included Within The Rent • Part Furnished/ Unfurnished • Available
November • 12 Months Plus • A Pet Considered (Terms Apply) • Deposit:
£2134 • Council Tax Band: F • EPC 'F' Exemption Provided • Tenant Fees Apply

£1,850 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

PORCH

Tiled entrance porch with door leading into;

HALLWAY

Tiled hallway with stairs leading to the first floor, space for coats and shoes and doors to;

RECEPTION ROOM 14'1" x 13'1"

Carpeted room with dual aspect, feature open fireplace (not to be used, feature only), radiator and door to;

GARDEN ROOM

A lovely room with triple aspect views and tiled flooring.

DINING AREA 12'9" x 12'1"

Sizeable space with tiled flooring, storage cupboards and door to the rear garden. Please note, the Rayburn pictured will be replaced with an Oil Fired Boiler and Electric Cooker.

SITTING ROOM 11'1" 14'5"

From the dining area, step up to the sitting room with wood burner, wooden flooring, large windows and radiator.

KITCHEN

To the right of the dining area is the kitchen, with a range of base cupboards and drawers, under counter fridge and freezer, undercounter dishwasher, ceramic sink and draining board, radiator and continuation of the floor tiles. There is also a convenient pantry with plumbing for a washing machine.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1 14'5" x 13'5"

Dual aspect double bedroom with vaulted ceiling, carpet, radiator and built in cupboard.

BEDROOM 2 12'5" x 14'5"

Dual aspect double bedroom with carpet, radiator and feature fireplace (fireplace is not to be used, feature only).

BEDROOM 3 12'9" x 12'9"

Dual aspect double bedroom with carpet, radiator, feature fireplace (fireplace is not to be used, feature only) and built in cupboard.

BATHROOM

Bathroom suite comprising of WC, free standing bath with shower head attachment, radiator, wash hand basin, separate shower and airing cupboard also housing the water tank.

OUTSIDE

The property benefits from off-road parking for 2/ 3 cars with wooden gates. There is a beautifully landscaped garden in front of the property, with established plants and shrubs and raised area for seating. To the rear of the property is a gravel area for seating and a large lawn with established trees. A gardener is included within the rental figure.

SERVICES

Electric - Mains connected

Drainage - Septic Tank, The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water - Spring water, treated and filtered.

Heating - Oil

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 31 Mbps, Upload 3Mbps.

Ofcom predicted mobile coverage for voice and data: Internal:

Limited on all providers. External: EE and Vodafone likely, variable on other providers.

Local Authority: Council tax band F

DIRECTIONS

From Taunton, head north through the village of Kingston St Mary, at the crossroads at the top of Buncombe Hill bear right signposted Enmore and continue along this road. Take the next left hand turn signposted Merridge and Spaxton, continue along this road until Merridge Hill meets Bush Road. Turn right onto Bush Road, signposted Spaxton and Bridgwater. Follow this road and take the second left hand turning onto Peartwater Road. Follow this road to a crossroads, where the property will be found on the left hand side.

What3Words ///wool.lamp.rewrites

AGENTS NOTE

Please note, the Rayburn pictured will be replaced with an Oil Fired Boiler and Electric Cooker.

Please note, the EPC Banding is an F rating, however there is an Exemption provided.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished or part furnished and is available early November. RENT: £1,850.00 per calendar month exclusive of all charges, includes gardener. A pet considered, where the let permits a pet the rent will be £1,900.00 per calendar month. DEPOSIT: £2,134.00 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. Additional information is available on the official government website at www.gov.uk.

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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		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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