



The Parlour Paddocks Farm, Huish Champflower,
Taunton, Somerset TA4 2HQ

A well presented, fully furnished, barn conversion
in a rural location.

Wiveliscombe 3.5 Miles - Wellington 10.5 Miles

• Modern Barn Conversion • Fully Furnished • 1 Bedroom • Rural
Location • Available Early December • 6 Months Plus • Council Tax Included
within the rent • Deposit: £1205 • Sorry, No Pets • Tenant Fees Apply

£1,045 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

ENTRANCE

Through the front door into a covered porch with worktop/ shelves and Belfast sink, electric points and views over the valley. Ample space for coats and shoes.

UTILITY AREA

Door through to utility area comprising of wooden flooring, radiator, oil fired boiler, washing machine, worktop (built as office area for work from home) with cupboards underneath and chair.

KITCHEN/ DINER

To the left hand side of the utility partition is the kitchen/ diner, a modern and fitted kitchen comprising of; fridge/freezer, sink with draining board, cupboards, electric oven and electric hob, small dining table and two chairs, radiator. Hard wood flooring continued from the utility area.

OPEN PLAN SITTING ROOM/ BEDROOM

Door and step up from the kitchen through to the sitting room area, comprising of; wicker sofa, rocking chair, side tables, desk with chair, TV and log burner effect electric fire. Moving through the room to the bedroom area which has a double bed, lamps, radiator and a built in alcove for clothes hanging and shelves for storage. All windows are fitted with curtains or blinds.

SHOWER ROOM

Door through to shower room, comprising of; walk in large shower, built in vanity unit with wash hand basin, storage and WC, towel radiator and mirrors.

OUTSIDE

There is one allocated parking space with this property with a 32amp socket available for electric car charging.

SERVICES

Electric - Mains electric sub-metered and billed by Landlord on a quarterly basis.

Drainage - Septic tank, emptying and maintenance of which is included within the rent.

Water - Mains connected, included within the rent.

Heating - Oil heating billed by the landlord on a quarterly basis.

WiFi is a direct fibre connection with normal speeds of over 150 Mbps included within the rent depending on usage.

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

Local Authority: Council tax included within the rent.

LOCATION

Situated in a rural location on the edge of the popular village of Huish Champflower which lies within the Brendon Hills and close to Exmoor National Park. The village of Langley Marsh is within 1.5 miles with its public house and the popular town of Wiveliscombe within 3.5 miles where a good range of day to day facilities can be found. Wellington and the M5 is a further 10.5 miles from here and the County Town of Taunton 14 miles where an extensive range of facilities can be found. There is also a main line rail link to London Paddington and M5 motorway access.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6 months plus, furnished and is available early December. RENT: £1045 per calendar month, Mains electric sub-metered and oil heating billed directly by the Landlord on a quarterly basis. Water, drainage and council tax included within the rent. Sorry, no pets. DEPOSIT: £1205 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.



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		88
(81-91) B		
(69-80) C	71	
(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		