



Meadow View Coursley Farm, Lydeard St. Lawrence,
Taunton, Somerset TA4 3SW

A very well presented two bedroom, fully
furnished, modern barn conversion.

Lydeard St Lawrence 2 Miles - Bishops Lydeard 5 Miles - Taunton Town
Centre 10.5 Miles

• Rural Location • Available November • 6/12 Months Plus • A Pet
Considered (Terms Apply) • Deposit: £1615 • Council Tax Band: D • Tenant
Fees Apply

£1,400 Per Calendar Month

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

SITUATION

This semi-detached barn conversion is situated in a rural, yet accessible location, with beautiful views and a short drive to both Quantock Hills AONB and Exmoor National Park. The property is within a short distance of the village hall, Church, Lydeard St Lawrence Academy and within the Crowcombe catchment area for primary schools. A wider range of facilities can be found at the nearby village of Bishops Lydeard. The large village of Williton is approximately 6.3 miles away with a Primary and Secondary school and a Doctors Surgery with Pharmacy. Taunton is approximately 10 miles to the South East and provides a comprehensive range of amenities. There is a mainline railway station and access to the M5 motorway at Junction 25.

OPEN PLAN LIVING/ DINING/ KITCHEN

25'7" x 14'1"

The large open plan living space comprises of a sitting area with a corner sofa, coffee table, TV attached to the wall and a dining room table with four chairs. The modern fitted kitchen is fully equipped along with electric oven, hob and extractor fan, integrated undercounter fridge with freezer compartment, integrated slimline dishwasher, integrated washer/dryer, stainless steel sink with mixer tap and draining board as well as a free standing full size fridge freezer.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1

10'1" x 10'4"

Double bedroom with views over the countryside, built in wardrobe space, chest of drawers, bedside tables and double bed with mattress.

SHOWER ROOM

Suite comprising of; WC, wash hand basin and corner shower cubicle.

BEDROOM 2

8'10" x 12'1"

Small double bedroom with Velux window and hard flooring.

OUTSIDE

There is an enclosed garden specifically for this property, mainly laid to lawn. The property benefits from parking for one car in a designated parking area.

SERVICES

Electric - Mains connected

Local Authority: Council tax band D

Gas central underfloor heating, broadband and water/ drainage included within the rent.

Drainage - Private drainage via septic tank, costs included within the rent.

Shared private water- Costs included within the rent.

Heating - Gas central underfloor heating, costs included within the rent.

Broadband - Provided, costs included within the rent. Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Limited on O2 & Vodafone. External - Likely on EE, Three, O2 and Vodafone.

AGENTS NOTE

Please note; the property is approached by a farm track.

There are currently building works happening on site, for more information please ask agent.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, furnished and is available November. RENT: £1,400 per calendar month exclusive of all charges. Gas heating, broadband and water/ drainage included within the rent. A pet considered: where the agreed lets permits a pet, the RENT will be £1,450pcm. DEPOSIT: £1,615 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.

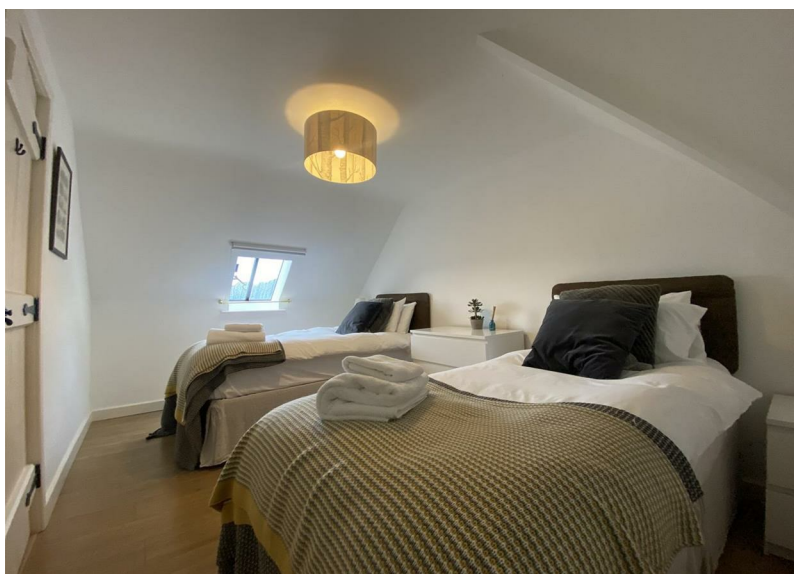
TENANT PROTECTION

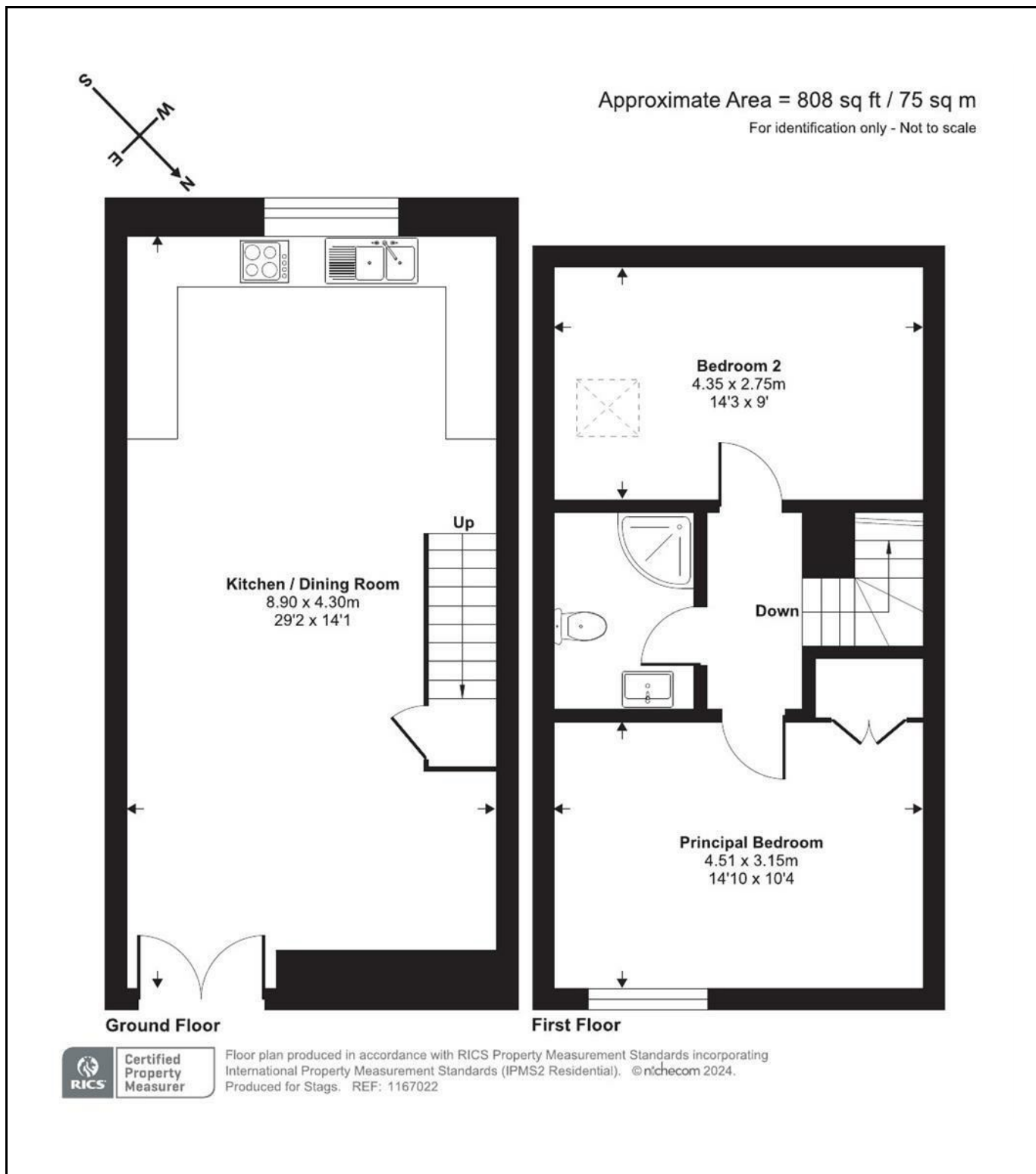
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		