



The Lodge North Coombe Farm, Chipstable, Taunton, Somerset TA4 2QD

*****LET AGREED***** An unfurnished modern three bedroom bungalow with double garage, situated on a working farm.

Taunton 14 miles - Tiverton 17 miles - Dulverton 10 miles

• *****LET AGREED***** Open Plan Living Space • Rural location • Available Mid April • Double Garage & Garden • Underfloor Heating & Solar Thermal • 1 Pet Considered (Terms Apply) • 12 Months Plus • Deposit: £1,326 • Council Tax Band: C • Tenant Fees Apply

£1,150 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

From front door into

UTILITY ROOM

With tiled floor, spotlighting, stainless steel sink unit, space and plumbing for automatic washing machine, extractor, window to front, door into open plan living space. Door into

CLOAKROOM

With tiled floor, spotlighting, WC, wash hand basin, window to side.

OPEN PLAN LIVING SPACE 19'11" x 14'5"

Triple aspect room with tiled floor, spotlighting, fitted KITCHEN comprising range of wall and base units, work surface, 1 1/2 bowl stainless steel sink unit, integrated dishwasher, space for fridge freezer, electric oven, gas (bottled) hob with extractor above. OPEN PLAN LIVING SPACE with freestanding woodburner, sliding doors opening onto front patio. Door into

HALLWAY

With door into

BATHROOM

With tiled floor, spotlighting, suite comprising bath with shower over, vanity wash hand basin, WC, extractor, window to side.

BEDROOM ONE 12'4" x 9'4"

Double room with tiled floor, window to side,

BEDROOM TWO 10'2" x 10'1"

Double room with tiled floor, window to side,

BEDROOM THREE 10'0" x 6'8"

Large single/home office with tiled floor, window to side,

OUTSIDE

To the front of the property is a driveway providing ample parking for 3 + cars. To the side is a DOUBLE GARAGE with electric up and over door, power and light and pedestrian side door. The garden surrounding the property is enclosed and laid to lawn.

SERVICES

Mains electric (sub metered and invoices by the landlord on a quarterly basis), Bottled gas for gas hob
Oil fired underfloor heating (controllable by individual room thermostats)
Solar thermal panels
£30.00 per calendar month payable for private water and drainage
Ofcom Predicted Broadband: Standard Download - 5 Mbps Upload - 0.6 Mbps
Ofcom Predicted Mobile Data: Three Limited
Council tax C.

DIRECTIONS

From Wellington head north to Milverton and take the B3227 to Wiveliscombe. Continue through the town and after approximately 2 miles at Waterrow turn sharp right at the Rock Inn public house and take the second turning left to Chipstable. Follow the lane up through the village of Chipstable passing the church on your left hand side. Continue north and at Chipstable Cross follow the signs to Upton passing the bench seat on the right hand side. The entrance to the North Coombe Farm will be seen a short distance after on the

right hand side. Proceed down the lane and The Lodge will be seen on the left hand side.

AGENTS NOTES

The property is located on a working farm and therefore there will be some farm access traffic and vehicles passing the property to farm throughout the course of the day and night.

SITUATION

The Lodge is located on a working farm on the edge of the village of Chipstable. The property lies approximately 3 miles from Wiveliscombe where there are a wide range of services including small supermarket, doctors surgery, bank, excellent primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection Wellington is within 9 miles of the property with its access to the M5 motorway situated on the eastern side of the town providing excellent communications with the motorway network. The County Town of Taunton provides a greater selection of shopping, recreational and scholastic facilities can be found together with a main line rail link to London Paddington. The surrounding countryside is of an undulating nature where there can be found many excellent footpaths and bridleways available within the Brendon Hills together with the nearby Quantock Hills and Exmoor National Park.

LETTING

The property is available to rent on 12 month renewable assured shorthold Tenancy, unfurnished and available mid April. RENT: £1,150.00 per calendar month plus £30.00 per month for water and drainage, exclusive of all other charges. Where a pet is permitted the rent will be £1,200.00 per calendar month. DEPOSIT: £1,326 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. Usual references required. Viewings strictly through the Agents.

HOLDING DEPOSIT AND 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.



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		97
(81-91) B	86	
(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		