



1 Normans Cottages , Wheddon Cross, Minehead, Somerset TA24 7DX

A characterful two bedroom cottage, situated in the popular village of Wheddon Cross, within the heart of Exmoor.

Minehead 9 miles - Dulverton 10 miles - Tiverton 21 miles

• Recently Renovated Throughout • Lounge With Electric Fire • Fitted Kitchen And Shower Room • Views of Exmoor National Park • Separate Utility Room With Cloakroom • No Pets Considered • 6 Months Plus • Deposit: £1,096 • Council Tax Band: C • Tenant Fees Apply

£950 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

ENTRANCE HALL

With parquet flooring, exposed wooden beams, radiator, window to the front.

LOUNGE

15'8" x 14'4"

With fitted carpet, exposed wooden beams, feature stone surround fireplace with tiled floor and electric wood burner, windows to the front and rear, built-in wooden storage cabinet and wall mounted dark wooden cabinet, radiator.

KITCHEN

11'4" x 6'2"

With fitted wood effect flooring with hard-wearing carpet inset by the back door, exposed wooden beams, brand new oven, hob and extractor, large storage cupboard with shelving, built-in fridge with freezer compartment, window to rear, back door leading to courtyard garden.

BEDROOM 2/OFFICE

10'0" x 6'6"

Single, with fitted carpet, exposed wooden beams, storage cupboard with shelving, window to front, radiator.

SHOWER ROOM

10'2" x 5'6"

Newly fitted suite in white, with wood effect grey lino, heated towel rail, large shower enclosure, wash hand basin and WC, exposed wooden beams, window to rear.

BEDROOM 1

14'11" x 10'11"

Double, fitted carpet, exposed wooden beams, built-in cupboard with hot water cylinder, radiator, windows to front and rear, large built-in cupboard with wooden shelving, coat hooks and clothes rail.

OUTSIDE

Small courtyard garden to the rear, laid to paving slabs, access to utility/storage room directly opposite back door of property for use by of plumbing for tenants own washing machine. Ample parking available.

SERVICES

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Electric

Ofcom predicted broadband services - Standard - Download: 8 Mbps -

Upload: 0.8 Mbps

Ofcom predicted mobile coverage for voice and data: EE & Three: Good

- O2 & Vodafone: None

Council Tax: Band C

SITUATION

1 Normans Cottages is situated in the thriving village of Wheddon Cross in the heart of the Exmoor National Park. Wheddon Cross has a strong community and includes a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses. Minehead, 9 miles away, has a range of shops and entertainment facilities, beaches and a hospital. The county town of Taunton, 24 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. It also has three independent schools, a theatre and the Somerset County Cricket Ground. In the heart of Exmoor National Park, the property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor around Dunkery Beacon and the lovely Avill river valley, famous for its snowdrops. The coast to the north is also within easy reach and provides a wealth of water sports such as fishing, sailing and surfing.

DIRECTIONS

From Dulverton take the A396 northwards and after approximately 10 miles, at the cross roads in the centre of Wheddon Cross, go straight on passing the 'Rest And Be Thankful Inn' on the left and the cottage is about 100 yards down the road on the right hand side.

LETTINGS

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, and available immediately. RENT: £950 exclusive of all charges. DEPOSIT: £1,096.00 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. ID & credit references required. Viewing 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.



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		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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		