



14 Drakes Meadow Halves Lane, East Coker, Yeovil,
Somerset BA22 9EX

Four bedroom family home with detached spacious
studio.

Yeovil 3 miles. Mainline Railway Station 4.5 miles. A303 7 miles.

• Two Reception Rooms • Kitchen/Breakfast Room • One En Suite and Family Bathroom • Studio /
Workshop / Private Gardens • Pets (terms apply) / Children Considered • Available Immediately • 6 / 12
months plus • Deposit: £1,903 • Council Tax Band E • Tenant Fees Apply

£1,650 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



DESCRIPTION

This four bedroom detached house is located within a small development and is constructed principally of reconstituted stone and set beneath a tiled roof. The property benefits from uPVC double glazed windows and oil fired central heating. The property also benefits from extensive off road parking for up to 6 cars, together with a former detached double garage which has been converted into a studio/home office with potential to create an annexe subject to the necessary planning consents. To the rear of this building is a large timber workshop. The property also enjoys attractive gardens to the front and to the rear is an enclosed garden.

ACCOMMODATION

UPVC door leading to the hallway with stairs rising to the first floor, with a cupboard under. Cloakroom with low level WC and pedestal wash hand basin. Glazed french doors open into the sitting room with an open fireplace, with space for a log burner, Adam style surround and over mantle. View from two aspects including patio doors to the rear garden. Opposite is the dining room with window to front and large opening into the kitchen/breakfast room comprising; 1 1/4 bowl single drainer sink unit with mixer taps over, adjoining worktops and a range of floor and wall mounted cupboards and drawers. Neff hob with extractor hood over, Belling electric double oven and grill, space for dishwasher and washing machine. Breakfast bar, Worcester oil fired boiler and glazed door to the rear.

First floor landing with airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Trap access to the roof void. Bedroom one has fitted wardrobes to one wall, window to front and en suite shower room comprising; shower cubicle, low level

WC, pedestal wash hand basin, light/shave socket and part tiled walls. Bedroom two with views to the rear. Bathroom comprising; panelled bath with shower attachment, low level WC, pedestal wash hand basin, light/shaver socket and part tiled walls. Bedroom three with cupboard over the stairwell with hanging rail and slatted shelving and window to front. Bedroom four with window to rear.

OUTSIDE

The property is approached over a wide tarmac driveway providing parking for up to six cars, together with additional parking on a gravelled area to the front of the property, where there is also attractive flower and shrub borders. At the far end of the driveway is a former detached double garage which has been converted into a studio/home office and offers potential for ancillary accommodation subject to the necessary planning consents. It benefits from two pairs of glazed french doors to the front, along with a personal door and window to side. It is connected with power and light, along with two electric wall heaters. To the side of the property is a gated area housing the oil tank and double doors opening into a timber workshop which measure 19'6 x 9'6, also connected with power and light with a workbench and shelving, along with a pair of timber doors opening into the rear garden. The rear garden is walled, together with a Beech hedge and is laid to lawn, along with a sun terrace, raised patio with pergola, cold water tap and external power.

SERVICES

Mains electric, water and drainage. Oil Fired Central Heating.
Broadband Available: ADSL under 24 Mbps Superfast 21-100 Mbps
Mobile Available Via : EE, Vodafone, and O2
Council Tax Band: C



SITUATION

Merton House is situated within this select development located within the heart of this sought after village and adjoining the playing fields to the Primary School. The village has a good range of facilities including Church, Public House, Primary School and Tea Rooms and is surrounded by attractive countryside, together with a number of footpaths, ideal for exploring the local area. The major town of Yeovil is within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The A303 is also accessible with a 10 minute drive.

DIRECTIONS

From the hospital roundabout in the centre of Yeovil head along Queensway and at the next roundabout take the 2nd exit onto Hendford Hill in the direction of Dorchester. At the top of the hill and at the mini-roundabout take the 2nd exit towards Crewkerne and after approximately 1/4 of a mile turn left by the post office stores, into Sandhurst Road. Continue along this road for approximately 1 mile into the village of East Coker. At the junction turn left passing the cafe on your left hand side and after a short distance turn right by the small industrial estate, taking the next turning right into Drakes Meadow, whereupon Merton House will be seen after a short distance on the right hand side, clearly identified by our For Sale board.

LETTING

The property is available to rent for a period of 6/12 months plus on a renewable assured shorthold tenancy, unfurnished and is available Immediately. RENT: £1,650 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased by £25 per pet per

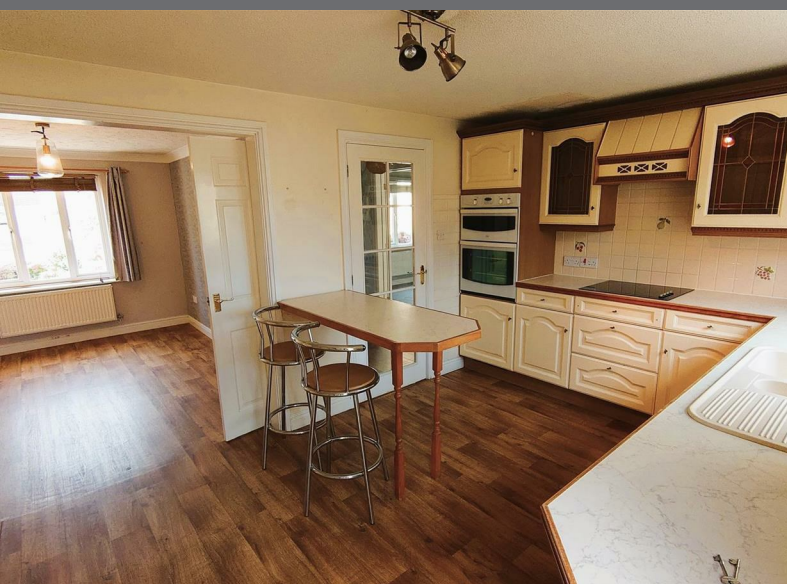
month. DEPOSIT: £1,903 returnable at end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. Pets (terms apply)/Children Considered. Viewing strictly through the agents, Stags 01404 42553.

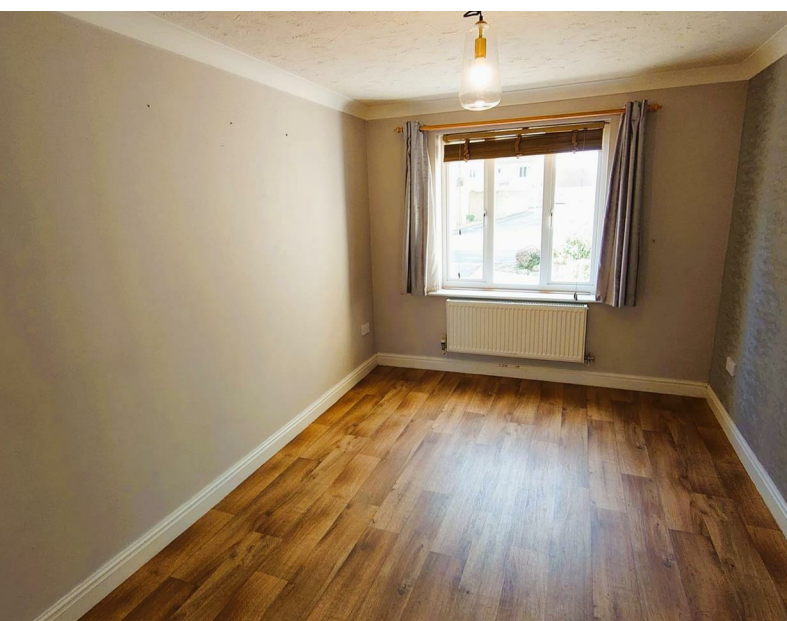
HOLDING DEPOSIT AND TENANT FEES

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. 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.





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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	82
55-68	D		
39-54	E		
21-38	F		
1-20	G		
100% energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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