STAGS

Lower Carew Cottage Crowcombe, Taunton, Somerset TA4 4AF

A delightful unfurnished character cottage situated within this very popular village location.

Approximately 11.3 miles to Taunton

• Village Location • Courtyard Garden • Two Bedrooms • Modern Kitchen • Available October 2026 • Long Term Let. • Pets Considered (terms apply) • Deposit: £1263 • Council Tax Band: B • Tenant Fees Apply

£1,095 Per Calendar Month

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

ACCOMMODATION
A covered porch leads into:

LIVING ROOM 18'9" x 12'2"
Dual aspect room with fully fitted beige carpet, inglenook fireplace with beam over and electric coal effect stove. Stairs to first floor. Arch through to:

KITCHEN / DINING ROOM 26'3" x 9'2"
Modern fitted kitchen with fully fitted wood effect vinyl flooring, fitted with a range of grey laminate fronted wall and base units, white marble effect laminate worktops, white ceramic 1 1/2 sink, electric oven and hob, space for a washing machine, space for fridge freezer. Oil fired boiler. Stable door to courtyard garden.

FIRST FLOOR
Stairs to first floor with fully fitted beige carpet, window to the front, loft hatch and doors to;

BEDROOM 1 17'6" x 12'9"
A dual aspect double bedroom with steps down, fully fitted beige carpet and radiator.

SHOWER ROOM 8'7" x 4'0"
Comprising of; walk in shower cubicle, WC, wash hand basin, fully fitted wood effect vinyl flooring, mirrored medicine cabinet, extractor fan and heated towel rail.

BEDROOM 2 10'6" x 6'10"
A single bedroom with fully fitted beige carpet, overlooking the rear garden.

OUTSIDE
The courtyard garden located at the rear of the property has a patio area and sleeper steps with a raised flower border leading to a gravelled area.

SITUATION
Crowcombe is situated on the southern slopes of the Quantock Hills, the area provides ample opportunities for walking, riding, cycling and many other rural pursuits. Crowcombe has a primary school, village shop and pub. These are supplemented by the much larger villages of Williton and Bishops Lydeard.

Taunton is approximately 11 miles to the east and has an excellent shopping centre, main line railway station and junction 25 of the M5.

SERVICES
Mains electric, water and drainage.
Oil fired central heating.
Council tax band B.
Ofcom predicted mobile coverage: Al major networks good outdoors, variable indoors.
Ofcom predicted broadband: Standard 17 Mbps download, 1 Mbps upload. Superfast and Ultrafast broadband available.

DIRECTIONS
From Taunton take the A358 heading towards Williton and Minehead, after approximately 11 miles take the 1st right signposted Crowcombe. Proceed into the village passing the school, village pub and post office. The property can be found after a short distance on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available end of September. RENT: £1095 pcm exclusive of all charges. DEPOSIT: £1263 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.
Pets may be considered at this property subject to a vetting application.

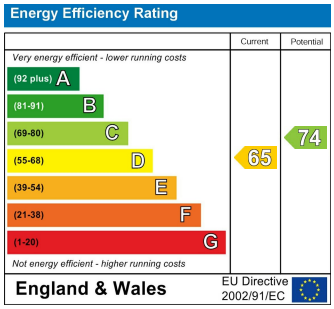
HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially 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.

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 ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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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5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.somerset@stags.co.uk
stags.co.uk

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