

STAGS

Millands Barn Croford, Wiveliscombe, Taunton, Somerset TA4 2TN

A beautiful, detached barn conversion set in a lovely remote location, within easy commute to Taunton and Wellington.

Wiveliscombe Town Centre 2 Miles - Wellington Town Centre 7 Miles - Taunton Town Centre 10 Miles

• Idyllic Setting • Character Features • Double Garage • Large Wraparound Garden • Available September • Long Term Let • A Pet Considered (Terms Apply) • Deposit: £1615 • Council Tax Band: F • Tenant Fees Apply

£1,400 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
Patio area with door leading into;

ENTRANCE HALLWAY
Hallway with room for coats and boots. Door into downstairs WC with wash hand basin, radiator and slim storage cupboard.

KITCHEN/DINER
Open plan kitchen/ diner with tiled floors, radiator and dual aspect. There are a range of shaker style kitchen cupboards with worktop space, integrated oven, electric hob, sink with draining board, and space and plumbing for dishwasher. On the other side of the kitchen is further worktop space, cupboards and space for undercounter fridge and freezer, the oil fired boiler is also housed in the kitchen. There is a small pantry cupboard and ample space for a dining table and chairs. Door through to the;

SITTING ROOM 14'5" x 18'4"
Spacious room with carpet, radiator, character features, a log burner and French doors to the garden.

STAIRS & LANDING
Carpeted stairs and landing with large window over looking the rear garden, there is an airing cupboard and doors to;

BEDROOM 1 9'6" x 15'8"
Dual aspect room with carpet and radiator.

BATHROOM
Fitted bathroom suite with shower over bath, WC, wash hand basin and radiator.

BEDROOM 2 7'6" x 8'10"
Single bedroom with window, carpet and radiator.

BEDROOM 3 15'8" x 7'2"
Double bedroom with window, carpet, radiator and built in wardrobes.

OUTSIDE
The property is approached by a gated and private driveway, there is a large double garage with space and plumbing for a washing machine. The garden is mainly laid to lawn with views over the fields, there is also a decking area.

SERVICES
Mains electric.
Mains water and private drainage, these are charged at a cost of £350 per year for both paid directly to the landlord.
Oil fired heating.
Council tax band F.
According to the Ofcom Broadband Checker, standard and ultrafast broadband is available. Mobile signal for 02 is likely, EE, Three are limited and none for Vodafone. All providers are likely outside.

DIRECTIONS
From our Wellington office turn right at the traffic lights onto North Street, follow the road through Chipley and through the village of Milverton. Follow the road to the right called Fore Street, continue along this road and at the junction continue straight onto Station Road. At the roundabout take the 1st exit onto Meadows Way/ B3227 after approximately 1.6 miles take the right hand turning signposted Fitzhead. Continue along Castle Road for half a mile, and the gates to property will be found on the right hand side. What3Words: ///cupboards.painter.piano

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £1400 pcm exclusive of all charges.
DEPOSIT: £1615 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 RIGHT 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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