



Brewers Cottage Fitzhead, Taunton, Somerset TA4 3JZ

A well presented, spacious four bedroom detached house with countryside views near the charming village of Fitzhead, Taunton.

Wiveliscombe 4 miles, Taunton 9.5 miles, Wellington 6 miles

- Garage and Car Port.
- Large Garden.
- Rural / Farm Location.
- Good Sized Family Home.
- Pets Considered (Terms Apply).
- Available Mid May.
- Deposit: £1788.
- Council Tax Band: C
- Tenant Fees Apply.

£1,550 Per Calendar Month

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

ACCOMMODATION

Front door with porch leading to;

ENTRANCE HALLWAY

Carpeted entrance hallway with understairs cupboard and doors to;

LIVING ROOM

Dual aspect living room with neutral décor, wooden flooring, radiator and fireplace..

KITCHEN / DINER

Modern fitted kitchen with oven and hob, a range of floor and base units, pantry and space for dining room table and chairs.

STAIRS/ LANDING

Carpeted stairs and landing with hallway cupboard, with doors to;

BEDROOM 1

Double bedroom with double glazed upvc windows, carpet and radiator overlooking the front of the property.

BEDROOM 2

Double bedroom with double glazed upvc windows, carpet and radiator overlooking the front of the property.

BEDROOM 3

Double bedroom with double glazed upvc windows, carpet and radiator overlooking the front of the property.

BEDROOM 4

Large single bedroom with double glazed upvc windows, carpet and radiator overlooking the rear of the property.

BATHROOM

Modern fitted bathroom comprising of; shower cubicle, WC and wash hand basin.

OUTSIDE

The property is approached by a single lane private farm track. The large garden is fully enclosed and wraps around the property, with a driveway complete with parking for two cars, a car port and garage.

SERVICES

Oil fired central heating.

Mains Electric, Private Water and Drainage.

Council tax band C.

According to the Ofcom broadband checker, Standard broadband is available, and mobile coverage for O2 is limited inside and not available from other providers, and EE, Three, O2 and Vodafone are likely outside.

LETTING (Where the landlord will consider pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1550 pcm exclusive of all charges. DEPOSIT: £1788 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.

AGENTS NOTE

Please note, the property is located next to a working farm, as such normal farm traffic and noises is to be expected.

HOLDING FEE & 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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			
		49	75
England & Wales		EU Directive 2002/91/EC	