



**National
Trust**

To Let - Availability from the End of May/Eary June.

Dunkery View, Tivington, Minehead, TA24 8SU

£1000.00 per calendar month



A 2-bed-detached cottage with ample parking, a large garden and several small outbuildings located in the picturesque village of Tivington.

Availability from the end of May/Eary June.

Please contact somersetlettings@nationaltrust.org.uk for an expression of interest application form.

National Trust South West Region, Holnicote Estate Office, Selworthy, Minehead, TA24 8TJ

www.nationaltrust.org.uk/tenantswww

nationaltrust.org.uk/rightmove

The Location

Dunkery View occupies a peaceful and secluded setting in the National Trust village of Tivington within the Vale of Porlock.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of The Holnicote Estate that came to the Trust in 1944. The Estate covers 5,042 hectares much of which is set in the Exmoor National Park and is open access so can be explored at will. There are approximately 170 tenanted cottages and 14 tenanted farms on the Estate.

The Property

Ground Floor	All measurements are approximate
Entrance Porch	Side aspect timber framed door
Living Room 4.6m x 4.2m	Front and rear aspect secondary glazed window, wall mounted light fittings, log burning stove, electric heater, access to kitchen and stairs.
Kitchen 1.8m x 4.1m	Front aspect secondary glazed window. Fitted with a range of modern wall and floor kitchen cupboards and drawers with laminate worktops, stainless steel sink and drainer. Space for appliances. Heater.
Bathroom 2.m x 1.5m	Downstairs bathroom fitted with a modern white suite, WC, pedestal wash hand basin and panel bath with electric shower over. Heater, extractor fan and shavers point.
First Floor	
Bedroom 1 4.4m x 3.7m	Front aspect secondary glazed window, wall mounted light fittings, electric heater
Bedroom 2 2.8m x 4.2m	Front aspect secondary glazed window, wall mounted light fittings, electric heater
Outside	The property is laid to stone chipping driveway with ample vehicle parking and lawn with beautiful picturesque views.
Services	Mains water, drainage and electricity
Outgoings and Council Tax	The tenant is to pay Council Tax, and all other outgoing relating to the property. Council Tax payable to Somerset Council
Energy Performance Certificate	An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations. Rating D60

The Tenancy

Term	The property is available to let under an Assured Periodic Tenancy. If the tenancy continues there will be annual property inspections.
Rent	The prospective tenant is asked to pay £1000.00 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
Rent reviews	The National Trust carries out rent reviews of the property every 12 months to open market value.
Deposit	The Tenant will not be required to pay a deposit or a holding deposit
Insurance	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
Repairing Responsibilities (Summary)	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, and external decoration. The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances. The tenant will be responsible for ensuring that the septic tank is emptied as necessary.
Sub Letting	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
Pets	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

Viewings	Viewings strictly by appointment only. A viewing day will be held. Date TBC information below to express interest.
Contact	somersetlettings@nationaltrust.org.uk
GDPR	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/wivacy-12olicy</p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019

National Trust Permitted Payments Schedule - 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organizational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenants will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon, we may recharge these costs to Tenants where appropriate.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60