

STAGS

Seven Wells Adscombe, Over Stowey, Bridgwater, Somerset TA5 1HN

A rare opportunity to rent this detached three bedroom property located within Great Wood, Adscombe.

Nether Stowey 2.5 Miles - Bridgwater 8 Miles

• Rural Woodland Location • Large Lawn Garden • Ample Parking for 3 Cars • Long Term • Woodburner • Available November • A Pet Considered (Terms Apply) • Deposit: £1615 • Council tax Band: D • Tenant Fees Apply

£1,400 Per Calendar Month

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

ACCOMMODATION
Front door leading into;

ENTRANCE HALL
Front door opens into a porch area with a step up to the hallway. Entrance to the living room is on the left, bathroom is on the right and the stairs and landing to the first floor are in front.

LIVING ROOM 13'10" x 14'0"
Dual aspect living room with wood burner, two radiators, carpet and understairs cupboard. Views over the garden and to the woodland.

KITCHEN/ DINER 14'0" x 8'9"
Open plan kitchen/ diner with brand new shaker style cupboard floor units and drawers. Integrated tall freezer, integrated under counter fridge, electric hob, electric built in oven, extractor fan, and stainless steel sink with mixer tap. The dining area is big enough for a dining table and chairs. There is a separate cupboard housing the heating controls. A door leads to an inner hallway with door to utility room and a further UPVC door to the garden and outbuilding;

UTILITY ROOM 4'7" x 6'2"
A convenient room, comprising of low level WC, stainless steel sink and draining board set within laminated worktop with space and plumbing for washing machine and tumble dryer.

BATHROOM 10'2" x 5'10"
Downstairs bathroom comprising of bath with shower over, wash hand basin, low level WC and towel radiator.

STAIRS & LANDING
Carpeted stairs and landing.

BEDROOM 1 13'11" x 8'7"
Double bedroom with dual aspect overlooking the garden and woodland, radiator and carpet. There is also a door enclosing a WC and wash hand basin in this room.

BEDROOM 2 11'1" x 9'4"
Double bedroom with carpet and radiator overlooking the garden.

BEDROOM 3 11'2" x 10'0"
Double bedroom with carpet and radiator, dual aspect, benefitting from a built in cupboard.

OUTSIDE
The property has an extensive garden, mainly laid to lawn and surrounded by woodland. There is also an outbuilding and a log store. The property is bordered by fencing and a gate to the driveway.
PLEASE NOTE: There is an ANPR system on the road up to the property.

SERVICES
Mains electric and water.
Air source heat pump.
Private drainage.
Council tax band D.
Ofcom predicted mobile coverage: All major networks have poor connection.
Ofcom predicted broadband speeds: Standard download 4Mbps. Standard upload 1 Mbps. Ultrafast broadband is available.

DIRECTIONS
The postcode will take you approximately to the location of the property. As you enter Great Wood, Ramscombe, continue along the track, past Great Wood Camp on your left hand side and continue along the track where the property will be found in front of you on the right hand side of the public car park. It is best to follow the what3words: ///total.tent.laces

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £1400pcm 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' 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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