



## Tone Bridge House, Creech St. Michael, TA3 5PN

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A beautiful property nestled on the edge of the River Tone in the popular village of Creech St Michael. The property offers generous living space. On the ground floor there are 4 large reception rooms, WC along with a kitchen/breakfast room. The 1st floor has 4 bedrooms and 2 bathrooms. The property has been decorated internally throughout and has new radiators fitted in all rooms.

From Taunton town centre and head east on High Street / A358 toward the M5/A358 junction. Continue on A358 east out of Taunton. After about 2–3

• Detached 4 bedroom home • 4 generous reception rooms • Kitchen/Breakfast room • Pretty gardens • Parking • River Views • Bathroom and en-suite shower room • Council Tax band F • Deposit £2423 • Tenant fees apply, A Pet Considered (Terms Apply)

£2,100 Per Calendar Month

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### Main Front door

Entered via a composite door with obscure uPVC double glazed panels, 5 panel double glazed window overlooking the River Tone. Stairs rising to 1st floor.

### Hallway

Bright hallway with doors to reception rooms and WC, carpeted floor. Built in pantry/storage cupboard with shelving.

### WC

Low level WC, sink with hot and cold taps, Radiator and uPVC double glazed windows overlooking the River Tone.

### Wet room

Wet room with accessible shower, low level WC, wash hand basin with hot and cold taps, radiator and uPVC double glazed window overlooking the River Tone.

### Reception room 3/dining room 22'4 x 15'9 into recess

Entered via the main hallway with large uPVC double glazed doors opening onto the patio, 6 wall lights, Radiators, alcoves with lighting, serving hatch into kitchen, beautiful feature ceiling beams. Arch into

### Formal Lounge 26'5 into door x 14'4

Large double aspect room with double uPVC double glazed doors opening onto the gardens and 2 further single uPVC double glazed doors opening onto the side aspect of the garden. Two radiators, 4 wall lights and a gas fire set on stone effect hearth.

### 2nd Reception 13'5 14'11

uPVC double glazed window to side aspect, this room can be accessed via both hallways. Electric fire set on stone effect hearth, beautiful ceiling beam, 4 wall lights.

### 1st Reception/Television room 14'6 x 12'5 into recess

This room has a uPVC double glazed window to the front aspect enjoying views of the fields across the road, built in gas fire set on stone effect hearth, 4 wall lights, radiator and beautiful ceiling beam.

### Entrance via the right hand side of cottage

This entrance is a 2nd entrance accessed via the right hand side of the cottage through the electric gates. You enter via a composite front door with uPVC double glazed panels and 2 further obscure uPVC side window panels. Tiled flooring and 2 uPVC double glazed doors opening into a large entrance lobby.

### Entrance lobby 14'10 x 7 into door recess

uPVC double glazed window, 2 hatches to loft.

### Back door 12'8 into kitchen door x 8 into door

This offers a 3rd access to the house and is the natural choice when entering the cottage as it is adjacent to your parking, you access via a composite uPVC double glazed front door with window to side aspect, radiator, tiled flooring, central heating boiler. This is a perfect room for coats and shoes and leads into a WC and then kitchen.

### WC

Tiled floor, uPVC double glazed window to rear aspect, low level WC, wash hand basin with hot and cold taps.

### Kitchen 16'9 into door and window x 16'5 into recess

Fitted with a range of light green wooden wall, drawer and base units with work surface over, serving hatch, Large uPVC double glazed window enjoying views across the garden, built in Miele dishwasher, built in Miele electric oven, hob and extractor. Two built in electric ovens, built in fridge/freezer and built in Miele washer/dryer. Built in table with room for 4 chairs. Tiling to splash prone areas, tiled flooring, further uPVC double glazed window, radiator and large built in cupboard housing a useful mixer, perfect for cooking and baking.

### 1st floor landing

Built in shelving with lights, hatch to loft space and wall lights.

### Bedroom 13'5 x 13'3 into wardrobe

Two uPVC double glazed windows overlooking the River Tone, range of built in furniture including 2 double wardrobes, 1 treble wardrobe, overhead cupboards and a matching freestanding chest of drawers along with a dressing table and mirror. Radiator and 2 wall lights. Arch into a small area housing wash hand basin with hot and cold taps and further window overlooking the River.

### Bedroom 14'7 into door recess x 10'10

Irregular shaped room with sloping ceiling, 2 uPVC double glazed windows to front and side aspects, radiator, door to

### En-suite shower room

Fully tiled shower cubicle with Mira Jump electric shower, vinyl flooring, heated towel rail, pedestal wash hand basin with vanity unit and low level WC. Wall mounted mirror with light, extractor fan.

### Bathroom 11'4 x 4'6

Large bathroom with low level WC, pedestal wash hand basin with vanity unit and shelving. Panelled bath with thermostatically controlled shower over, wet board panelling to splash prone area's, large heated towel rail, wall mounted mirror with light and built in cupboard housing water tank.

### Bedroom 14'1 x 7'1

This room has sloping ceiling, enjoying 2 uPVC double glazed windows overlooking the rear garden, radiator.

### Bedroom 15'6 into wardrobe x 13'11 into wardrobe

Range of built in furniture including, 4 double wardrobes, overhead storage, 2 side tables along with 2 additional built in chest of drawers. 2 windows overlooking the River, 2 radiators and a sink with hot and cold taps with storage under.

### Directions

From Taunton town centre and head east on High Street / A358 toward the M5/A358 junction. Continue on A358 east out of Taunton. After about 2-3 miles, follow local signs for Creech St Michael. Go through the village and then turn right onto the bridge, Tone Bridge House, sides the River Tone on your left. Taunton is approx 4.6 miles away and Wellington 11.7 miles away.

### Letting

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid-end January 2026. RENT: £2100.00 exclusive of all charges. DEPOSIT: £2423 returnable at end of tenancy, subject to deductions. A pet considered, where the agreed let permits a pet, the rent will be £2150 per calendar month. DEPOSIT: £2423 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. Viewing strictly through the Agents.

There is a gardener available at an additional charge of £50 per month.

We have been made aware that the property flooded in 2000 but since then there has been significant flood defence works and no flooding since.

The landowner owns adjacent land and buildings that will be subject to investment, upgrading and improvement

The property is bounded by the River Tone and a public highway. Commercial properties adjoining could represent a risk for trespassers and unauthorised entry by the tenant.

The courtyard parking is shared and the tenants will be permitted to park 2 vehicles in this area and allow access when required.

### Renters Rights Act

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/69155beb8bc34c86ce4e6730/Implementing\\_Renters\\_Rights\\_Roadmap.pdf](https://assets.publishing.service.gov.uk/media/69155beb8bc34c86ce4e6730/Implementing_Renters_Rights_Roadmap.pdf)

### 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.

### Holding Deposit and Tenant Fee

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### Services

Mains electric, Gas and Water  
Gas tank and Gas Fired Central Heating - Calor Gas  
Council Tax band F

Ofcom predicted broadband speeds  
Standard 15 Mbps 1 Mbps Good  
Superfast 60 Mbps 17 Mbps

### Agent note:

Adjacent to the property is land with an abattoir which is now closed down. This area will possibly be used in the future as a warehouse but unknown at this time

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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