

STAGS

Gatelodge Heathfield, Heathfield, Taunton, Somerset TA4 1DN

# A beautifully presented and secluded Grade II listed detached cottage to rent near Heathfield.

Taunton 8 Miles - Wellington 6 Miles.

• Character Property. • Suit Professional Single/Couple. • Prefer No Pets. • Off Road Parking for Two Cars. • Fully Enclosed South Facing Garden. • Non Smokers Only. • Deposit £1378. • Council Tax Band C. • Available End of August. • Tenant Fees Apply.

## £1,195 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

A stone slab path leads to a glazed wooden door opening on to

## KITCHEN 11'5" x 6'9"

With fully fitted wooden flooring, a range of white laminated fronted wall and base units, single glazed windows to front and back, stainless steel sink unit, stainless steel extractor hood, integrated fridge, integrated oven and integrated induction hob. A white painted wooden doors opens on to

## SHOWER ROOM 8'1" x 4'8"

With continuation of the wooden flooring, fully tiled walls, wash basin over vanity unity, WC, shower cubicle with electric shower, extractor fan and radiator. A white painted wooden door leads to

## UTILITY ROOM 4'9" x 4'5"

With continuation of wooden flooring, single glazed window to the front, space and plumbing for washing machine, fitted counter, and extractor fan.

## DINING ROOM 10'9" x 10'10"

From white wooden door to the right in the kitchen, it opens on to the dining room with fully fitted beige carpet, single glazed ornate sash windows to the side with inner glazed panel, and radiator.

## LOUNGE 10'10" x 10'10"

An open archway opens on to the Lounge, with fully fitted beige carpet, single glazed ornate sash windows too side and rear, with inner glazed panels, BT point, satellite point and radiator.

## HALLWAY 21'0" x 4'3"

With fully fitted beige carpet, coat rack, radiator, glazed wooden door to garden, fuse box cupboard, loft hatch , thermostat and airing cupboard containing gas boiler.

## BEDROOM ONE 10'9" x 11'0"

DOUBLE with fully fitted beige carpet, single glazed ornate sash windows to rear with inner glazed panel, radiator and feature fireplace.

## BEDROOM TWO 10'10" x 10'9"

DOUBLE with fully fitted beige carpet, single glazed ornate sash window to the front with inner glazed panel, radiator and feature fireplace.

## GARDEN

Outside, the garden is fully enclosed and mostly laid to lawn. There are flowerbeds surrounding the edges of the property and filled with established, trees, shrubs and plants. A small patio area with table and chairs is positioned in the corner, ideally suited for catching the sun. To the far end, is a summer house.

## STORAGE SHED/WALKWAY

A wrought iron gate opens on to the storage shed/walkway that directs through from the parking area to the house. The are electrics available within this area.

## PARKING

A private drive leads in to the main road and following around to the right, the gravel driveway is straight ahead with wrought iron gates in front allowing the property to be secure. There is parking for two cars on the gravel drive.

## SERVICES

Mains Electric, Gas, and Water.
Private Drainage - included in the rent.
Ofcom Predicted Mobile Coverage: All major networks good outdoors, variable indoors.
Ofcom Predicted Broadband: Standard 6Mbps download, 1 Mbps upload. Ultrafast available.
Council Tax Band C

## SITUATION

The property is situated on the outskirts of the charming village of Hillcommon. The village offers a popular small pub whilst the rural centre of Milverton is only about 2 miles away where amenities include a Doctors Surgery, Primary School and Convenience Stores. The County Town of Taunton is about 8 miles, where a wide range of shopping, recreational and scholastic facilities will be found together with a main line rail link to London Paddington and M5 interchange. The surrounding area offers highly attractive countryside and there are a host of local foot paths that provide easy and safe access.

## DIRECTIONS

From Taunton proceed on the A358 Minehead road and at the roundabout adjacent to the Cross Keys public house bear left towards Norton Fitzwarren. Proceed along this road through the Village of Norton Fitzwarren. Continue on the B3227 towards Wiveliscombe, continuing past the turning for Cotford St Luke and the property can be found half a mile up the road on the right hand side.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1195 pcm exclusive of all charges. DEPOSIT: £1378 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. The Landlord would prefer no pets residing at this property.

## HOLDING DEPOSIT AND 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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