



## Marshwood New House, Whitegate, Forton, Chard, Somerset, TA20 4HL



- Unfurnished
- Long term let
- Most bills included in the rent

- Available immediately
- Off road parking space
- Rural location

£775 Per Calendar Month/ £176 Per Week

A one bedroom annexe situated in a rural location but with easy access to surrounding villages with most bills included.



## ACCOMMODATION

Available immediately.

The accommodation comprises entrance hall, open plan kitchen/dining/sitting room, bedroom and shower room.

Tenants have use of the landlords garden and there is one off road parking space available.

The property is unfurnished. Rent is inclusive of electric, water and drainage but exclusive of council tax and broadband. Standard broadband is available in the area according to Ofcom.org.uk. There is a very low flood risk at the property.

Rent - £775.00 per calendar month / £178.00 per week

Holding Deposit - £178.00

Security Deposit - £894.00

Council Tax Band - A

EPC Band - E

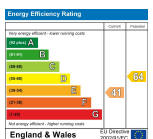
## DIRECTIONS

From Axminster proceed on the A358 towards Chard and, after passing through Tytherleigh, take the next right hand turning to Crewkerne. Proceed through Perry Street and onto the B3167, after a further half a mile, turn right then follow the road and the property will be found on your right hand side.

## SITUATION

The property occupies a delightful rural position on a working farm, south east of the Somerset town of Chard. Other readily accessible centres include Axminster and Crewkerne, both of which are on the main line rail route to London Waterloo. There are good road links namely the A30 and A303 north of Chard, together with the M5 motorway (junction 25) at Taunton.

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Bridlet/JD/16.09.26



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