

STAGS

2 Pooltown, Luxborough, Watchet, Somerset TA23 0SJ

A beautifully presented two/three bedroom character cottage, situated in a quiet hamlet with beautiful cottage style enclosed gardens.

Dunster 5.5 Miles - Williton 8.5 Miles

• Character Features Throughout • Kitchen/Breakfast Room • Sitting Room with Inglenook Fireplace • Pretty Gardens, Log Store and Greenhouse • Available January • Long Term Let • Deposit: £1442 • Council Tax Band: C • A Pet Considered (Terms Apply) • Tenant Fees Apply

£1,250 Per Calendar Month

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

DESCRIPTION
This charming character cottage has been tastefully refurbished, whilst retaining its character and charm and offers bright and beautifully presented accommodation. It is complemented by its charming gardens to the front and rear. The rear garden leads down to a small stream.

ACCOMMODATION
The front door leads in to a lobby area with space for boots and coats. Leading off here is the cosy sitting room with character inglenook fireplace with wood burning stove, views to the front garden and stairs to the first floor. The kitchen/breakfast room with glazed doors leading to the pretty garden is well fitted with a range of units, an Esse Bakeheart Wood Burning Cook Stove, travertine flooring and a dining area with space for a table. Leading off the sitting is a study which can be used as a third bedroom. Leading off the dining area is another lobby and the beautifully fitted bathroom with bath and shower over, WC and wash basin. Upstairs is the master double bedroom with views over the front garden with large hanging cupboard. The second bedroom is a twin room with views to the front.

OUTSIDE
The front and rear gardens are quintessential English gardens with climbing roses, flower borders, shrubs, and lawns and are an ideal space to sit and enjoy the gardens. The rear garden is very private and leads down to a small stream. The garden benefits from a greenhouse and there is a useful timber store and log store. There is a layby immediately to the front of the property where one can very easily park adjacent to the garden.

SITUATION
This delightful cottage is situated in the hamlet of Pooltown. The village of Luxborough comprises the hamlets known as Churchtown, Kingsbridge and Pooltown all nestled in an unspoilt valley within Exmoor National Park. Luxborough has the benefit of a church, the popular village hall and the renowned Royal Oak Inn. The wonderful historic village of Dunster is 5.5 miles north and Roadwater is 4 miles to the east. Roadwater has a local shop, post office, village hall and an inn. Both Minehead and Williton are within easy reach, with a larger range of shops providing for day to day needs. The County town of Taunton, which is 20 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools at Taunton as well as the County cricket ground. The Exmoor National Park offers wonderful opportunities to walk and ride on the open moorland and in the wooded river valleys. Bridleways and footpaths run close to the property and lead to the extensive network across the rest of Exmoor. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

SERVICES
Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy. There is also a yearly cost for the sewage electricity cost shared between three cottages, this is worked out annually based on meter readings.
Water- Mains connected
Heating - Air Source Heat Pump & wood burner
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE. External - EE and Three.
Local Authority: Council tax band C

AGENTS NOTE
Please note the tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy. There is also a yearly cost for the sewage electricity cost shared between three cottages, this is worked out annually based on meter readings.

DIRECTIONS
FROM TAUNTON take the Minehead road. At Bishops Lydeard turn left onto the B3224 to Elworthy Cross. Continue straight across the junction at Elworthy Cross and continue on the B3224 to the Raleigh's Cross Inn' and continue west. After about 1 mile take the right hand fork by the Methodist Chapel continuing on the B3224 towards Wheddon Cross. After about 2 miles take the right hand junction to Luxborough and continue down the hill towards the village. On arriving in the village 2 Pooltown will be found on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available January. RENT: £1250 pcm exclusive of all charges. DEPOSIT: £1442 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.

STAGS
5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.somerset@stags.co.uk
@StagsProperty

arla | propertymark PROTECTED

