



Sunnymeade Culmhead, Taunton, Somerset TA3 7ED

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A well presented four bedroom bungalow in a rural location.

Taunton Town Centre 7 Miles - M5 (Junction 25) 6.5 Miles

• Garden with Views • Small Pets Considered, Terms Apply • Available Mid November • 12 Months Plus • Deposit: £1673 • Council Tax Band: E • Tenant Fees Apply

£1,450 Per Calendar Month

01823 447355 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMMODATION TO INCLUDE

Front door leading into;

### UTILITY ROOM

With worktop space, cupboards and drawers as well as space and plumbing for washing machine. Door to;

### CLOAKROOM

Convenient WC and wash hand basin.

### KITCHEN/ DINER 12'5" x 12'5" (dining area)

From the utility room is a step up to a convenient room/ space for storage, or a free standing fridge freezer, from there leads through to the open plan kitchen / dining area. The dining area benefits from a window overlooking the garden, two radiators, cupboards and worktop within the nook of the old fireplace and ample room for a dining table and chairs. This leads round to the kitchen, with a range of floor and wall units and drawers, double oven at eye level, electric hob, stainless steel sink and draining board, space and plumbing for dishwasher, window overlooking the garden.

### INNER HALLWAY

The inner hallway leads to the remaining rooms within the bungalow;

### SITTING ROOM 12'9" x 12'1"

Light room with carpet, radiator, sliding patio doors out to the conservatory.

### BATHROOM

Comprising of; bath, wash hand basin, WC, towel radiator and corner shower cubicle.

### BEDROOM 1 10'2" x 12'9"

Dual aspect double bedroom with radiator, carpet and built in wardrobes.

### BEDROOM 2 11'1" x 12'5"

Double bedroom with window, carpet and radiator.

### BEDROOM 3

Double bedroom with window overlooking garden, radiator and carpet.

### BEDROOM 4 7'10" x 8'10"

Single bedroom/ office with radiator, carpet and window looking out to the utility room.

### CONSERVATORY

Convenient additional space with doors opening out to the garden.

### OUTSIDE

The property benefits from off-road parking, and a lovely garden overlooking fields.

### 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.

Water - Mains connected

Heating - Oil central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal not likely on all

providers. External likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band E

### DIRECTIONS

What3Words:- ///breath.rats.bystander

### AGENTS NOTE

Please note there is a workshop owned by the landlord, the access to this workshop is currently shared with the bungalow. For more information, please ask agent.

### LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available December. RENT: £1450 per calendar month exclusive of all charges. Small pets considered, where the agreed let permits a small pet, the rent will be £1500 per calendar month. DEPOSIT: £1673 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing strictly through the agents.

### HOLDING DEPOSIT & TENANT FEES

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.

### 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 BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the 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).



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.



5 Hammet Street, Taunton, TA1 1RZ  
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[rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		