



Denhill Farm Cottage Denhill, Taunton, Somerset TA4 2PY

An immaculate fully furnished 2 bedroomed cottage in a rural location.

Approximately 9.5 miles to Wellington - 3 Miles to Wiveliscombe

• Fully Furnished • Countryside Location • WINTER LET - See Lettings and Agents Note for full details. • Parking For 2 Cars • Prefer No Pets • Available Late September/Early October • Winter Let Tenancy • Deposit: £1009.00 • Council Tax, Water and Broadband included within the rent • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMODATION TO INCLUDE

Outer porch leading to:

LIVING ROOM

With inglenook fireplace and electric woodburner, radiator and carpet. As well as three arm chairs, a sofa, and a tv.

KITCHEN

With fully fitted kitchen with wall and base units, combination washer/dryer, microwave, fan oven and grill. Stairs leading to first floor.

BEDROOM 1

Double room with pine double bed and matching bedside cupboards. Built-in wardrobe, curtains, windows to front and carpet.

BEDROOM 2

Large single room with 2 single beds, windows to front, wardrobes and bedside cabinets.

BATHROOM

With radiator, white low level suite with tiled surrounds and shower over bath.

OUTSIDE

Gravelled area with ample parking for two cars.

SITUATION

Denhill Farm Cottage is situated on the edge of Chipstable and enjoys views over open countryside. Chipstable has a parish church and the nearby village of Waterrow offers a renowned pub. The property lies approximately 3 miles from Wiveliscombe where there are a wide range of services including small supermarket, doctors surgery, bank, excellent primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection, Wellington is within 9 miles of the property with its access to the M5 motorway situated on the eastern side of the town providing excellent communications with the motorway network. The County Town of Taunton is within 13 miles where an even greater selection of shopping, recreational and scholastic facilities can be found together with a main line rail link to London Paddington. The surrounding countryside is of an undulating nature where there can be found many excellent footpaths and bridleways available within the Brendon Hills together with the nearby Quantock Hills and Exmoor National Park.

DIRECTIONS

From Taunton, take the B3227 heading towards Wiveliscombe. Proceed through Wiveliscombe for approximately 2 miles and upon reaching Waterrow turn right just in front of The Rock Inn. Continue along this road and take the 2nd turning left, and after a short distance, take the left hand

fork proceeding up the hill. At the T-Junction turn left and the property can be seen immediately on the left hand side.

SERVICES

Mains electric.

Oil Fired Central Heating to be paid by the tenant.

The water and council tax is included within the rent.

Broadband/Wifi is included within the rent.

Mobile coverage as per Ofcom shows all major networks as limited.

LETTING

The property is available to let on a Winter Let Basis, end of September/early October 2026 until end of April 2027. RENT: £875.00 Per calendar month water & Council tax included. Tenant responsible for electric, oil & Broadband. DEPOSIT: £1009.00 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. Usual references required. Viewings strictly through the Agents.

HOLDING DEPOSIT AND 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

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.

AGENTS NOTE

The property is let on a Winter Let/Holiday licence and on this basis should not be treated as the tenants principle residence. For more information, please contact our Stags office.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC