



## 1, Stepps Cottage, Wayford, Crewkerne, Somerset, TA18 8QG



- Unfurnished
- Available immediately
- Countryside views

- Long term let
- Remote location
- Recently redecorated

£1,050 Per Calendar Month/ £265 per week

A charming and recently redecorated two bedroom semi-detached cottage forming part of this picturesque village, benefitting from off road parking.

Available immediately for an initial 12 month tenancy.

Accommodation is comprised of kitchen with electric oven and space for appliances, living room with feature bay window and spacious storage area as you go up the stairs.

On the first floor is two double bedrooms and the bathroom, with separate shower and bath.

The property has a front garden which is mainly laid to lawn with borders, two garden sheds and stunning views over the surrounding countryside. The property has one off road parking space.

The property is unfurnished. The rent is exclusive of all utility bills including council tax, broadband, mains electric and mains water. Heating is Oil fired central heating. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is good. Standard broadband. There is a low risk of flooding as stated by the GOV.UK website.

Rent - £1,050.00 per calendar month / £242.00 per week

Holding Deposit - £242.00

Security Deposit £1,211.00

Council Tax Band - D

EPC Band - E

## SITUATION

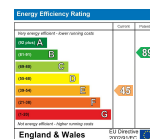
A well presented 2 bedroom cottage set in a rural location. Newly fitted kitchen with electric cooker. Sitting / Dining Room with oil Rayburn. Small study area. Two bedrooms, bathroom with bath and separate shower cubicle. Oil central heating. Garden laid mainly to lawn with borders. Two garden sheds. One parking space. EPC Band F.

Wayford is a village on the River Axe, 3 miles south-west of Crewkerne, in South Somerset. The parish contains the hamlets of Oathill and Clapton. Crewkerne has many historical buildings and private houses, along with further developments over the past 40 years, and is well known for its art, antiques, book shops and tea rooms. Combined with traditional public houses, a range of shopping facilities, churches, library, several schools, a health centre, hospital, gym, aqua centre, and supermarkets including Waitrose. There is a good bus service to neighbouring towns and a main line rail station on the Exeter to London (Waterloo) line. Much of the surrounding countryside on the Somerset/Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also under half an hour's driving distance, along with Yeovil being a similar drive also with mainline railway connections.

## DIRECTIONS

What3words- ///premature.newsprint.alleyway

From our office in Beaminster take the B3163 signposted Broadwindsor. Continue along this road and through Broadwindsor and Drimpton, then turn right onto the B3165. Before reaching Clapton, take the left hand turn signposted Wayford. Proceed along this road and at the cross roads turn left to Wayford. The property will be found after a short distance on the right hand side. What3words- ///premature.newsprint.alleyway



Bridlet/JD/16.04.26



01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson LLP  
23, South Street,  
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.