



The Coach House 3a Whitcombe Road, Beaminster,  
Somerset DT8 3NB

A beautifully presented fully furnished self contained annexe in secluded location with lovely views.

Bridport 6 Miles; Crewkerne 7 Miles

- Opens Plan Living Area / Kitchen
- Bedroom
- Bathroom
- Parking For One
- Available Early March
- A Small Dog Considered (Terms Apply)
- Long Let
- Deposit: £1,009
- Council Tax Band: A
- Tenant Fees Apply

£875 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

## ACCOMMODATION INCLUDES

Glazed front door leads into;

### ENTRANCE HALL

With flagstone floor and stairs rising.

Door to utility cupboard housing the gas fired boiler, washing machine and hot water cylinder.

Door to storage cupboard.

**10'1" x 6'4"**

### STAIRS RISING

Wooden stairs with low level lighting lead up to;

### OPEN PLAN LIVING AREA

**13'4" x 12'9"**

Doors to Juliette balcony, wall mounted electric fire, reclining 2 seater sofa, armchair, television table, coffee tables, dining room table with chairs, and wood floor.

### KITCHEN

**18'5" x 6'3"**

Comprising cream fronted wall, base and drawer units, worksurface with stainless steel sink unit, electric hob with extractor over, electric oven, under counter fridge, Juliette balcony with views overlooking the orchard, and wood floor.

### BEDROOM

**12'9" x 9'8"**

Double bed, wardrobes with shelving and dressing table, Velux window and wood floor.

Door to;

### BATHROOM

Fully tiled room with white suite comprising bath with shower over, shower screen, low level WC, pedestal wash hand basin with mirror, heated towel rail and Velux window.

### OUTSIDE

Private electric gates providing added security lead to the shared driveway and around to the parking area. There is parking available for one vehicle.

Tenants would have use of the lawn area opposite the property.

### SERVICES

Electric - Mains connected (supplied via a sub meter and paid directly to the landlords)

Gas - Mains connected (supplied via a sub meter and paid directly to the landlords)

Drainage - Mains connected

Water - Mains connected

Heating - Underfloor heating

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone

Local Authority: Council Tax Band A

### SITUATION

Beaminster is a delightful town well known for it's historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of it's size. There is a thriving local community serviced by the churches, primary and secondary schools, public houses, medical centre, dentists surgery, community leisure centre and popular cafes and restaurants. There is a wealth of local events and activities catering for all tastes. The immediate area is designated as one of Outstanding Natural Beauty (AONB) and the town centre is a conservation area.

The thriving market town of Bridport is within easy reach and offers a larger range of shop and services and is well known for it's twice weekly street market. The beautiful Jurassic coastline is also nearby at West Bay with it's harbour, bathing beaches and breath-taking

coastal walks. The towns of Crewkerne and Dorchester are also within easy reach with rail services to London.

What3words: ///budgeted.nuance.falters

### DIRECTIONS

Head east on East Street and follow the road to the roundabout. Take the first exit onto Sea Road (A3066). Continue on the road for 1.5 miles and at the next roundabout take the 2nd exit onto Beaminster Road (A3066). Follow the road for 6.2 miles and upon entering Beaminster turn right onto Whitcombe Road and the entrance to the property can be found on the left handside. The property is accessed via the private metal gates.

### LETTING

The property is available on a long let on an Assured Shorthold Tenancy, fully furnished and is available from early March. RENT: £875 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £895. DEPOSIT: £1,009 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. No Smokers/Children. A Small Dog Considered (terms apply). 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. 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 ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
01404 42553  
rentals.honiton@stags.co.uk  
stags.co.uk

