



Higher Buckland Farmhouse Buckland St. Mary, Chard,
Somerset TA20 3QZ

Stags are delighted to present to market this five bedroom,
detached bungalow, with gardener included within the rent.

A303 3.6 Miles - Taunton Town Centre 7.5 Miles - M5 (Junction 26) 7.8
Miles

- AOC (Agricultural Occupancy Condition)
- Large Garden & Off-Road Parking
- Flexible Living Accommodation
- Oil fired heating
- 12 Months Plus
- Pet Considered
- Deposit: £2711
- Council Tax Band: D
- Tenant Fees Apply
- Available end of April

£2,350 Per Calendar Month

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ACCOMMODATION TO INCLUDE

Entering the property from the patio doors, leading into;

OPEN PLAN KITCHEN/ DINING ROOM

19'6" x 23'3"

A large and spacious room with a range of oak base and wall kitchen units, ample granite worktop surface, large Falcon range electric cooker, sink with mixer tap, integrated dishwasher and integrated microwave. The dining area is spacious for a large table and chairs with doors to;

BOOT ROOM

Convenient room with storage cupboards, radiator and door leading out to the rear garden.

CLOAKROOM

Comprising of WC, wash hand basin, cupboards for storage and housing the water cylinder.

SITTING ROOM

19'6" x 11'7"

With patio doors out to the garden, carpet, radiator and an open fireplace.

HALLWAY

From the open plan kitchen/diner, the hallway with two radiators leads to;

BEDROOM 1

18'0" x 11'1"

Double bedroom with carpet, radiator and window. Door to;

EN-SUITE

Comprising of WC, shower cubicle, wash hand basin and radiator.

BEDROOM 2

18'0" x 7'10"

Double bedroom with carpet, radiator and window

BEDROOM 3

11'3" x 9'10"

Double bedroom with carpet, radiator and window.

BEDROOM 4

9'9" x 11'3"

Single bedroom with carpet, radiator and window.

BEDROOM 5

Double bedroom with carpet, radiator and window.

BATHROOM

9'4" x

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

OUTSIDE

The property benefits from off road gravel parking for 3-4 cars, there are steps leading down to the property, to the rear is a large shed split into two halves with sink and storage, the bigger half has space and plumbing for washing machine. There is a landscaped patio area outside the kitchen/ diner patio doors, which continues round to the sitting room. The rest of the garden is laid to lawn boarded by fencing, mature shrubs and trees. A gardener is included within the rent.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank, maintained and paid by the Landlord.

Shared Private Water - maintained and paid by the Landlord

Heating - Oil fired boiler, open fire in the sitting room

Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 1Mbps. Fibre broadband is available.

Ofcom predicted mobile coverage for voice and data: Internal - Likely on EE. External - Likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

LOCATION

The property is located within the Blackdown Hills, an Area of Outstanding Natural Beauty on the Devon and Somerset border.

The property is found just 2 miles north west of Buckland St. Mary with its ancient church, primary school and village hall. Taunton, the county town of Somerset is just 7.5 miles north and offers an extensive range of everyday amenities including a number of Supermarkets together with retail facilities. There is a mainline railway station at Taunton providing daily trains to London and International Airports can be found at Exeter and Bristol.

AGENTS NOTE

The property is located adjacent to Higher Buckland Farm which is now used primarily as a private storage facility. This property does have an AOC (Agricultural Occupancy Condition), this means the property would need to be occupied by someone who is solely, mainly, or was last employed in agriculture or forestry (or their dependents)

There is a pond in the garden with fish. The landlord will supply the tenants with food for for the fish.

LETTNG

The property is available to rent for a period of 12 months plus, part furnished or unfurnished and is available now. RENT: £2,350 per calendar month, inclusive of a gardener but exclusive of all other charges. DEPOSIT: £2,711 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.

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 ACT

It has been confirmed that phase one of the Bill 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: 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
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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