



4, Hill House, Lower Town, Montacute, Somerset, TA15 6US

A delightful spacious ground floor apartment situated in a former country period house.



- Ground floor apartment
- Redecorated throughout
 - Garage

- Popular village location
 - Parking Space
 - Communal Garden

£795 Per Calendar Month

A refurbished good sized one bedroom ground floor apartment within a country period house towards the outskirts of the village built of stone under tiled roof.

The property has a large kitchen with space for a dishwasher and washing machine with room for a breakfast table. The hall way has a large wardrobe and linen cupboard. The apartment has undergone a complete new neutral décor and is fitted with neutral carpets and floor coverings.

The rent is exclusive of the following utility bills council tax, mains electric, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Superfast broadband is available to the area. As stated on the GOV.UK website there is very little risk of flooding. The property has electric heating and will be let unfurnished.

Available now for an initial 12 month tenancy
Rent: - £795 per calendar month / £183 per week
Holding Deposit - £183
Security Deposit - £915
Council Tax Band - B
EPC Band - D
Alternative Deposit available via REPOSIT

OUTSIDE

The property is approached via a private drive which leads to the parking area and garages. No 4 has one allocated parking space and one garage. There is a well-stocked mature garden to the front of the property with lawned area. To the rear of the garages is a designated area with washing lines.

SITUATION

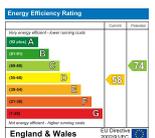
Montacute is a beautiful village adorned with many character properties built of local hamstone intermingled with other modern properties. The village is home to the National Trust-owned Montacute House, together with benefiting from facilities including an active and friendly community, a petrol station/convenience store, village store, Post Office, two public houses, primary school and village hall. It is also surrounded by National Trust Woodland with wonderful walks up onto Ham Hill. This cherished local beauty spot remains a prominent feature as it overlooks the surrounding villages, providing stunning views over the surrounding countryside.

Larger towns which are close by and offer a host of amenities include Yeovil, the regional centre, Stoke Sub Hamdon, South Petherton, Martock and Crewkerne, which has a Waitrose and a Mainline Train station with direct lines to London or Exeter.

DIRECTIONS

What3Words:///dripped.scorching.enabling

From the centre of Montacute, head towards Stoke Sub Hamdon. Go past Kings Arms on the left hand side. Follow the road with the playground on left and turn right into Station Road. Follow Station Road round to the right and as you start to drop downhill, Hill House is a large detached stone house, split into 4 flats on the left hand side. Drive in and park round at the back. The door to Flat 4 is on the lower (downhill) side of the property.



Office/Neg/Date



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