



Jacks Barn , Fitzhead, Taunton, TA4 3JX

A lovely character barn, set on one floor in this popular village location. Enjoying 2 bedrooms, bathroom and en-suite along with a garden to the rear and parking to the front.

• 2 bedroom barn conversion • Lounge • Brand new Kitchen • Many character features • Garden • Parking • Council tax TBC • Deposit £1442 • Tenant fees apply • Available early May 2026

£1,250

01823 662234 | rentals.somerset@stags.co.uk

Entrance Hall

Accessed via a wooden door with built in cupboard.

Kitchen

17'9 x 7'8

Fir green wooden kitchen fitted with a range of wall, drawer and base units with work surface over. Built in dishwasher, Beko oven, electric hood and extractor. Space for washing machine. White sink unit with mixer tap over, spotlights. Wood double glazed window and underfloor heating.

Lounge

16'1 x 15'1

Double wooden double glazed doors to outside, 2 double glazed wooden windows to rear and side aspects. feature beam, underfloor heating.

Bedroom

14' x 8'4 into recess

Double glazed wooden door to outside, feature "whirly" beam, underfloor heating.

Bathroom

Obscure double glazed wooden window to front aspect, low level WC, pedestal wash hand basin with built in green panelling and vanity unit under. Panelled bath with screen and therma shower. Extractor and glazed panel.

Bedroom

Double glazed wooden double doors to front, underfloor heating, wooden double glazed window, underfloor heating. Door to en-suite

En-suite

10'7 x 7'10 into door

Fitted with an enclosed shower cubicle with therma shower, feature tiled flooring, chrome heated towel rail, low level WC and obscure glazed window.

Outside

To the rear of the barn is an enclosed garden and to the front parking.

Services

Mains electric, water and drainage.
Council tax band TBC.

Ofcom Predicted Broadband: Standard Download 4 Mbps. Standard Upload 0.6 Mbps with Ultrafast available.
Mobile coverage with EE, O2 and Vodaphone, variable outdoors. Three good outdoors.

Situation

Fitzhead offers a popular small pub whilst the rural centre of Milverton is only about 2 miles away where amenities include a Doctors Surgery, Primary School and Convenience Stores. The County Town of Taunton is

about 8 miles, where a wide range of shopping, recreational and scholastic facilities will be found together with a main line rail link to London Paddington and M5 interchange. The surrounding area offers highly attractive countryside and there are a host of local foot paths that provide easy and safe access.

Directions

From junction 26 of the M5 motorway follow the signs towards Wellington. In the centre of the town immediately outside our office turn right signposted Milverton. After 4.5 miles on reaching Milverton continue through the village and on reaching the B3227 roundabout take the second exit signposted Taunton. Turn immediately left and continue up the hill to the staggered crossroads. Turn left and after approximately 1 mile turn right signposted Fitzhead. Follow the road, do not take the right hand turn into the Village, continue straight and the barn will be found a little way down on the right hand side.

Holding Deposit and Tenant Fees

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available early May 2026. RENT: £1250 exclusive of all charges. DEPOSIT £1442:

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.

Lettings Details

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available end April 2026 RENT: £xxxxxx exclusive of all charges. DEPOSIT: £xxxxxx returnable at end of tenancy, subject to 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. Viewing strictly through the Agents.

Renters Right 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/6915beb8bc34c86ce4e6e730/lr_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.



7 High Street, Wellington, TA21 8QT
01823 662234
rentals.somerset@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
192-191	A		
181-181	B		
169-169	C	69	
155-155	D		
139-139	E		
121-121	F		
81-81	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	