



**National
Trust**

To Let

Rose Cottage, Luccombe, TA24 8TD

£950.00 per calendar month



A well-presented, recently refurbished 3-bedroomed detached cottage, with garden and off-road parking

Availability immediately following a successful credit check.

Please contact somersetlettings@nationaltrust.org

National Trust Southwest Region, Holnicote Estate Office, Selworthy, Minehead, TA24 8TJ

The Location

Rose Cottage is a Grade II listed, 17th century, three-bedroom cottage in the village of Luccombe, three miles from Porlock and five miles west of Minehead.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of The Holnicote Estate that came to the Trust in 1944. Set in Exmoor National Park the Estate covers 5,042 hectares, much of which is open access and can be explored at will. There are approximately 170 tenanted cottages and 14 tenanted farms on the Estate.

The Property

Ground Floor

Sitting Room/Dining Room
7.24m x 4.04m

Kitchen

Shower room
2.6m x 1.95m

First Floor

Landing

Bedroom 1
2.40m x 3.55m

Bedroom 2
2.90m x 2.58m

Bedroom 3
2.01m x 1.92m

Outside

Garden

Services

Outgoings and Council Tax

All measurements are approximate

Open plan layout. Newly decorated and new carpets. Stable door to front. Two windows to the front, multifuel stove, Electric heater, four double electrical sockets, BT point, alcove shelving. Stairs to first floor.

New Modern fitted kitchen with a range of wall and base units, stainless steel sink, heater, two windows to rear, spaces for washing machine, under counter fridge and electric cooker. Electric cooker point, three double electrical sockets and one single, extractor fan, new vinyl flooring. Door to rear garden.

New modern fully enclosed shower cubical, low level WC, extractor fan, New vinyl flooring. Electric towel radiator. two single windows to rear.

Newly decorated, new carpet. Electric heater, window to rear and side. Single electric socket, two pendant lights.

Newly decorated, new carpet. Electric heater, two double electrical sockets, single pendant light. Built-in cupboard and airing cupboard. Windows to front and side.

Newly decorated and new carpets. Electric heater, two double electrical sockets, pendant light. Window to the front and side.

Newly decorated and new carpet. Electric heater, two double electrical sockets, pendant light. Window to front.

Access to rear garden on foot only. Off-road parking available.

Enclosed garden, well planted with mature trees and patio area.

Large shed and bin store.

The property is supplied with mains electricity, water and drainage.

The tenant is to pay Council Tax, and all other outgoings relating to the property.

Energy
Performance
Certificate

Rose Cottage is a grade II listed building. EPC Rating E

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended. If the tenancy continues after the initial six months there will be annual property inspections.

Rent

The prospective tenant is asked to pay £950.00 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The tenant will not be required to pay a deposit.

Insurance

The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

Repairing
Responsibilities
(Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. **The Tenant** will be responsible for internal repairs and decoration, garden, fences, drives, and the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact

Appointments can be made by contacting Tricia Cannings via email somersetlettings@nationaltrust.org.uk

For further information about being a National Trust tenant, visit

www.nationaltrust.org.uk/tenants

GDPR

Our full Privacy Policy can be found online at

<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.