



The Sparrows Nest Staplegrove, Taunton, Somerset TA2 6SW

A spacious and well presented, two bedroom detached barn conversion in an idyllic location within easy reach of Taunton.

Taunton 3 Miles - Junction 25 M5 5 Miles

• Rural but Convenient Location. • Suitable for Professional Single/Couple. • Off Road Parking For 2/3 Cars. • Large Modern Open Plan Kitchen/Diner. • Oil Fired Central Heating. • Available Immediately. • Council Tax Band D. • Deposit £1378. • Prefer No Pets. • Tenant Fees Apply.

£1,195 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION

KITCHEN/ DINING ROOM

21'7" x 13'7"

Spacious kitchen/ dining room fitted with a range of modern wall and base units with granite effect worktop surfaces. There is a; 5 Ring hob with double Belling oven, one and a half bowl ceramic sink, space for fridge/freezer, space and plumbing for dishwasher and washing machine. TV/telephone point. Cupboard housing oil fired boiler. Radiator.

INNER HALLWAY

Door to outside, radiator, thermostat. Stairs to first floor. Doors to;

BEDROOM 1

9'10" x 12'7"

A good size double bedroom with radiator and neutral décor.

BEDROOM 2

9'7" x 9'10"

Double bedroom with radiator and neutral décor.

SHOWER ROOM

9'4" x 5'5"

Double shower cubicle with power shower, pedestal wash hand basin, WC, shaver point. Heated towel rail. Radiator.

FIRST FLOOR

SITTING ROOM

21'6" x 13'8"

Vaulted beamed ceiling. Dual aspect room. 2 Radiators. TV/telephone point.

OUTSIDE

The garden to the property is enclosed and mainly laid to lawn with flower and shrub borders. There is a gravelled parking area. with space for 2 or 3 cars. There is use of a storage shed to the front.

SERVICES

Mains Water and Electricity.

Private Drainage (£30pcm included in the monthly rent)

Oil fired central heating.

Council tax band D.

Ofcom Predicted Mobile Coverage: EE, Three and Vodafone Good indoors and outdoors. O2 Good outdoors, Variable indoors.

Ofcom Predicted Broadband Download: Standard 7Mbps (Ultrafast Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Ultrafast Available)

SITUATION

Sparrows Nest is situated in a fine rural location within the parish of Staplegrave, located on the extreme north-western fringe of Taunton. Staplegrave provides local amenities including primary school, post office, general stores, church etc. The county town, of course, provides an excellent range of shopping, cultural, recreational and scholastic facilities as well as having mainline railway station and access to junction 25 of the M5 motorway.

DIRECTIONS

Proceed out of Taunton heading towards Kingston St Mary along Kingston Road. Continue along this road and turn left into Corkscrew Lane and take the next right into Whitmore Lane. Follow this road for approximately a mile, around the sharp left hand bend and turn right signed Tanyard and Edgeborough. Proceed for a short distance and the property can be found on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1195 pcm exclusive of all charges.

DEPOSIT: £1378 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.

The Landlord would prefer no pets residing at this property.

£30pcm for drainage costs is included within the monthly rent.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC