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Residential Lettings



## Stonegallows House, Stonegallows Taunton, TA1 5JS

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Superb Art Deco detached 5 bedroom house in a highly convenient location, 2 miles from the town of Taunton.

• Detached Art Deco House • Five bedrooms • Two reception rooms • Views to Blackdown Hills • EPC D • Tenant fees apply • •

**£1,700**

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Stonegallows House, Stonegallows, Taunton, TA1 5JS

### ENTRANCE HALLWAY

Spacious entrance hall with oak flooring, doors leading off to:

### SITTING ROOM

Lovely spacious sitting room with views across the gardens. Oak Flooring, television point.

### DINING ROOM

Oak flooring, door leading to:

### CONSERVATORY

UPVC room with doors leading onto the gardens, countryside views to the Blackdown Hills.

### KITCHEN

" Industrial style" kitchen, range style oven, open plan storage units/shelving, large American fridge freezer, double butler style sink, dishwasher, space for a kitchen table.

### UTILITY ROOM

Worktop space and shelving, boiler, door to the front aspect leading to the driveway.

### CLOAKROOM

WC, sink and storage unit.

### BEDROOM 1

Double aspect room with views across the garden, ample storage cupboards incorporating hanging rail and

shelves, door leading to verandah, further door leading to:

### EN -SUITE

White suite comprising recently installed bath, corner shower cubicle, WC and sink.

### BEDROOM 2

Double room, rear aspect, built in storage cupboard.

### BEDROOM 3

Double bedroom with rear aspect.

### BEDROOM 4

Double bedroom with rear aspect.

### BEDROOM 5

Double bedroom/study.

### FAMILY WET ROOM

Modern recently installed wet room with shower, WC and sink, towel rail.

### OUTSIDE

The property is approached across a large gravel driveway which offers ample parking, there is a large rear garden with stunning views across to the Black down hills. ( please note that the garage is not included in the tenancy).

### SITUATION



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StoneGallows House Situated in one of Taunton's most sought after locations, situated discreetly in a beautiful leafy setting on the South Western outskirts of this historic county town. With an abundance of quiet, tranquil, open countryside and spectacular rural views, it is easy to forget just how conveniently located Stonegallows is. It is less than 2 miles from the bustling, dynamic centre of Taunton, at the heart of one of England's most rural counties.

Taunton has a superb range of local facilities including stylish independent and high street stores, cafes, pubs and fine dining restaurants serving wonderful local produce and international cuisine, theatre and leisure activities. It has developed an enviable reputation for excellent schooling in the area, with a superb range of both public and state schools including Taunton School, Kings College, Queens College, Richard Huish College and Somerset College which now offers both vocational and degree level courses. Wellington School and Blundell's are also close by, as is the highly acclaimed Millfield School.

### DIRECTIONS

From Taunton take the A38 towards Wellington, continue past the crematorium, soon after passing the Stonegallows Inn, turn left at the top of the hill into Jeffreys Way, Stonegallows house is the first house on the right hand side.

### SERVICES

Gas, electricity, water ( septic tank for drainage).

### LETTINGS

The property is available to rent on a 6 months plus Assured Shorthold Tenancy, unfurnished and is available January. RENT: £1700 per calendar month exclusive of all charges. DEPOSIT: £2000 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). Usual references required. Pets considered. No DSS/smokers. Viewings strictly through the agents.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



