



STAGS

The Cider House, Nunnington Park, Wiveliscombe, Taunton, Somerset, TA4 2AD

Three bedroom attached barn conversion situated in a
delightful rural location

Approximate distance from Taunton town: 11.59 miles/18.665 km

- Three bedrooms • Countryside views • Kitchen/breakfast room • En-suite to master • Tenant fees apply • EPC D •

£695 Per calendar month

EPC D

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

ENTRANCE HALLWAY

Door leading into:

KITCHEN/BREAKFAST ROOM

Spacious room with good range of fitted wall and base units. Double oven, electric hob, space and plumbing for washing machine, space for fridge .Radiator

SITTING ROOM

Bright triple aspect room, radiator.

CLOAKROOM

Low level WC and wash hand basin

FIRST FLOOR LANDING

Further entrance door, stairs leading to second floor, doors leading off to:

BEDROOM 3

Double bedroom, rear aspect, country side views, radiator

FAMILY BATHROOM

Low level WC, bath, and wash hand basin

BEDROOM 2

Double bedroom, radiator, rear aspect with country side views.

SECOND FLOOR

BEDROOM 1

Double bedroom, velux windows, door leading to:

SHOWER ROOM

Shower cubicle, Low level WC and wash hand basin.

OUTSIDE

This house is situated on a working farm, there will be farm vehicles passing by most days. Parking space, there is no allocated outside space with this property.

SERVICES

The water is metered and on a private supply. Oil heating, electricity

SITUATION

The Cider House is situated within an elevated position with views over fields towards Wiveliscombe and the hills beyond. Wiveliscombe is within approximately a mile where a good range of day to day facilities can be found including various shops, bank, church, medical centre, library, public houses and excellent primary and secondary schools. There is also a range of sporting and recreational facilities including open air swimming pool. Wellington and the M5 motorway is a further 7 miles from here and the County Town of Taunton 10 miles where an extensive range of facilities can be found associated with a town of its importance. There is also a main line rail link to London Paddington (under 2 hours).

DIRECTIONS

Take the B3227 heading towards Wiveliscombe. At the roundabout, take the first exit onto B3227, at next roundabout take the second exit onto Meadows way B3227, turn left onto South street, continue onto Hartswell, turn right into Richmond farm road, the farm will be found on your right hand side, enter the driveway, there is a large parking area on the right hand side adjacent to the property.

LETTING

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy, and is available January. RENT:£695 per calendar month exclusive of all charges. DEPOSIT: £795 returnable at end of tenancy subject to any deductions. Usual references required. No DSS/smokers. Pets by discretion. Viewing 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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82-100) A		
(82-91) B			(62-81) B		
(62-81) C			(42-61) C		
(42-61) D			(22-41) D		
(22-41) E			(2-21) E		
(2-21) F			(1-21) F		
(1-21) G			(1-21) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

England & Wales