



Meadow View Nunnington Park Farm, Wiveliscombe,
Taunton, Somerset TA4 2AD

Detached four bedroom bungalow in a delightful
rural location

Taunton 11.59 miles/18.665 km

- Four double bedrooms • Study • Recently fitted kitchen • Recently fitted bathroom • Double garage • Rural views • Sitting room • Pets considered (terms apply)

£1,200 Per Calendar Month

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

Entrance porch

Covered porch with door leading to:

Entrance hallway

Doors leading off to:

Kitchen/breakfast room

Modern, newly fitted kitchen with electric hob, new double oven, space and plumbing for dishwasher, space for fridge,

Sitting room

Wood burning stove, patio doors leading to the front garden, large storage cupboard, door leading to :

Inner hallway

Doors leading off to:

Study/dining room

Useful room with side aspect

Bedroom 1

Double bedroom with rear aspect

Bedroom 2

Double bedroom with rear aspect

Bathroom

New fitted bathroom, WC, wash hand basin, bath with electric shower over, airing cupboard

Utility room

Range of wall and base units, space and plumbing for tumble dryer and washing machine. Stainless steel sink.

Further inner hallway

Door to garage, further doors leading off to:

Bedroom 3

Double bedroom with rear aspect

Bedroom 4

Double bedroom with rear aspect

Shower room

Shower cubicle with electric shower, WC and wash hand basin

Outside

Double garage, gardens that wrap around the property to all sides, mainly laid to lawn, super countryside views, parking for 2 cars..

Services

Oil heating. Electricity .

Private water supply and sewerage, charged at £75 per month.

Situation

Set amongst beautiful, unspoilt countryside, Meadowview is in an excellent location, surrounded by the rolling Brendon Hills, whilst the popular town of Wiveliscombe is within half a mile. Wiveliscombe maintains an active community and provides a good range of local amenities, including shops, butchers, church, medical centre, vets, library, public houses, primary and

secondary schools as well as a range of sporting and recreational facilities, including an open air swimming pool.

The nearby town of Wellington is 6.5 miles and offers supermarkets, including Waitrose, and a range of independent shops, whilst Taunton provides a more extensive range of amenities associated with a County Town. Both Wellington and Taunton provide an excellent range of independent schools.

The M5 is easily accessible at Wellington, Taunton and Tiverton, providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton, whilst Bristol and Exeter International Airports provide a number of domestic and international flights.

Directions

From Wellington High street, head south east towards B3187, turn right on to high street (B3187) turn right onto North Street, continue to follow B3187, turn left, turn right, turn right at the 1st cross street, turn left, turn right, turn right, turn left onto Richmond Farm Road arrive Nunnington park farm.(see the sign selling eggs, milk and bread) Enter the driveway go past the first house on your left, and the bungalow can be found up a slope on the right hand side.

Lettings

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy, and is available end of September. RENT: £1200 per calendar month exclusive of all charges .DEPOSIT £1380. Where the agreed let permits pets the RENT will be £1250 pcm . Returnable at end of tenancy subject to any deductions. Usual references required. Pets by discretion. Viewing strictly through the agents.

Holding Deposit & Tenant Fees

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.



5 Hammet Street, Taunton, TA1 1RZ
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rentals.taunton@stags.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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		61
England & Wales		47
EU Directive 2002/91/EC		