

STAGS

Stables Cottage Winsford, Minehead, Somerset TA24 7AF

An unfurnished one bedroom cottage situated in the heart of Exmoor.

Exford 7 Miles - Tiverton 18 Miles - Minehead 13 Miles

• Rural location • Office/Study • Sitting Room • Spacious Master Bedroom • Bathroom • No Pets • Deposit: £894.00 • Available Immediately • Council Tax Band A • Tenant fees apply

£775 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE
From front, wooden door, with window on right side.

DINING AREA
Dual aspect with tiled floor, radiator, fireplace (ornamentla woodburner only), stairs rising to first floor. Door into

CLOAKROOM
With WC

KITCHEN
With range of fitted all and base units, worksurface, stainless steel sink unit, 3 spaces for undercounter appliances (the landlords can provide a washing machine, tumble dryer and fridge for tenant use if required, but do not accept any responsibility to repair or replace), electric cooker, radiator.

SITTING ROOM
Triple aspect, spacious room with freestanding woodburning stove, radiator, door opening out in to garden.

FIRST FLOOR STAIRS AND LANDING
With window to front. Door into

MASTER BEDROOM
Large, spacious room with window to front and side, radiator.

BATHROOM
With suite comprising bath with shower over, WC, wash hand basin, shaver point, heated towel rail, airing cupboard.

OFFICE/BEDROOM
Single room with sloped ceiling, velux window, built in storage, radiator.

OUTSIDE
To the side of the property is parking for two cars. A pedestrian gate accesses the rear of the property where there is a raised garden with a private seating space. There is a public footpath along the side of the garden which is in occasional use.

SERVICES
Electric: Mains
Water: Mains (£15 per month payable to landlord)
Drainage: Mains
Heating: LPG gas bulk tank via FloGas
Ofcom Predicted Broadband Speed: Ultrafast - Download: 1,800 Mbps - Upload: 220 Mbps
Ofcom Predicted Mobile Data: EE (Good), O2 (Good), Three (Good) & Vodafone (None)
Council Tax: Band A

SITUATION
The property is situated in a peaceful location a short distance from the village of Winsford, in the village you will find the village hall, Royal Oak Inn and Parish Church.

DIRECTIONS
From Dulverton take the A396 towards Wheddon Cross and Minehead and about ¾ of a mile beyond Bridgetown turn left, signposted Winsford. After a short distance take the right hand turning into the private drive to Coppleham House. Follow the drive up and around to the left where the cottage will be seen at the end of the stable block on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £775.00 pcm exclusive of all charges. DEPOSIT: £894.00 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.

Pets may be considered at this property subject to a vetting application

HOLDING DEPOSIT AND 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.







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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