



STAGS

1 Barns Close, Cheddon Fitzpaine, Taunton,
Somerset, TA2 8FX

**End of terrace Three bedroom recently built property in a
convenient location**

Approximate distance from Taunton 2.2 miles

• Modern kitchen • Dining area • Garden • Garage • En-suite shower
room • Furnished/unfurnished • Sitting room • Tenant fees apply •

£1,200 Per calendar month

EPC B

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

ENTRANCE HALLWAY

Entrance hall with large cupboard to house washing machine and the boiler which supplies Gas Central Heating. Doors leading off

CLOAKROOM

White suite comprising sink, and WC.

OPEN PLAN KITCHEN

Contemporary white high gloss fitted kitchen with ample storage in the wall and base units, integrated fridge freezer, integrated dishwasher, gas hob and electric double oven. Door to large under stairs storage cupboard ,

DINING AREA

Bright and spacious dining area with patio doors leading to the rear garden.

STUDY

Front aspect, currently furnished with range of storage shelves/desk and cabinets.

FIRST FLOOR LANDING

Useful storage cupboard

SITTING ROOM

First floor living room with a rear aspect,

MASTER BEDROOM

Double bedroom with door leading of to :

EN-SUITE SHOWER ROOM

White modern suite with electric shower, sink, WC and heated towel rail.

SECOND FLOOR

BEDROOM 2

Double room with rear aspect, storage cupboards

BEDROOM 3

Double bedroom, front aspect with storage cupboards

BATHROOM

Bath, wash hand basin, WC, heated towel rail

OUTSIDE

Rear garden, garage and parking space.

DIRECTIONS

From Taunton take the A3038, turn left onto Kingston Road, turn left into the David Wilson homes site. Barns close is the first turning on the left.

SERVICES

Gas, Mains water and sewerage, electricity.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available



September 1st. RENT: £1200 pcm exclusive of all charges.
DEPOSIT: £1300 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.

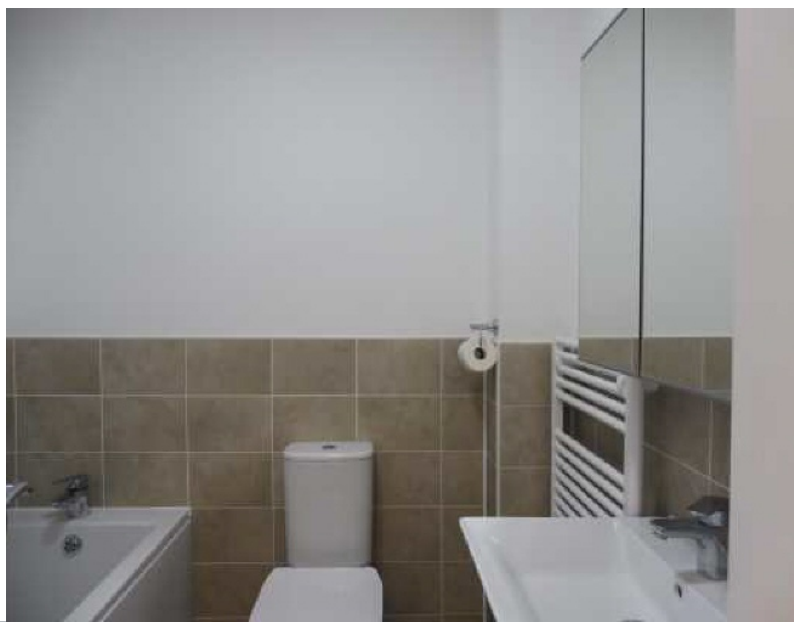
HOLDING DEPOSIT AND TENANT FEES

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.





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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	95	England & Wales		87	97
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

These particulars are a guide only and should not be relied upon for any purpose.

stags.co.uk