



STAGS

Marsh House, Langley Marsh,
Wiveliscombe, Taunton, Somerset, TA4 2UL

A stunning 4 bedroom refurbished period property,
superb countryside views with a large garden & off road

Approximate distance from Wellington 8.4 miles

- Refurbished period House • Four large bedrooms • Three Reception Rooms • Gas central heating system • Gardens and small paddock • Garage and parking • Pets Considered (terms apply) •

£1,200 Per calendar month

EPC Rating E.

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

ACCOMMODATION

Front porch leading to hallway, door leading to:

DOWNSTAIRS WC

WC and Wash Basin.

DOWNSTAIRS BATHROOM

Roll top bath with overhead shower and wash basin.

OFFICE/RECEPTION ROOM

Office/Dining Room Area door to:

HALLWAY

Hallway and stairs to first floor. Doors to:

SITTING ROOM

Large sitting room, area with working fireplace. Feature fireplace made from a world war bomb casing. Doorway to:

DINING ROOM AREA

Ample size dining room, radiator. Door to:

KITCHEN

Fitted wall and base units, washing machine, dish washer and fridge/freezer. Integrated electric cooker and hob.

FIRST FLOOR

BEDROOM 1

Large double bedroom, built in wardrobes, radiator.

BEDROOM 2

Double Bedroom with built in wardrobe.

BEDROOM 3

Double Bedroom with built in wardrobes,

BEDROOM 4

Smaller double bedroom with built in wardrobes.

MASTER BATHROOM

Bath with overheard shower attachment. WC and wash basin.

OUTSIDE

Very large garden laid to lawn with mature flower borders and patio area under verandah. Access to paddock through pedestrian gateway adjacent to the property and main vehicle access to field at the back of the house. Garage with off road parking for two cars on the driveway.

DIRECTIONS

From the Wiveliscombe office proceed from the square on to North Street out of Wiveliscombe and through Langley Cross and rise into Langley Marsh. After passing the Three Horseshoes Marsh House is the last house on the right hand side at the end of the village.



LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available NOW. RENT: £1200 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the rent will be £1260 DEPOSIT: £1380 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 & 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, Somerset, TA1 1RZ
01823 447355
rentals.taunton@stags.co.uk



@StagsProperty



@StagsLettings

