



stags.co.uk

Residential Lettings



The Cottage, Cothay
Greenham, Wellington, TA21 0JR

A character 4 bedroom unfurnished cottage annexe forming part of the Cothay Manor estate and with use of the beautiful

• Kitchen/Dining Room • 3 Reception Rooms • Large Bedrooms • En-Suite and Bathroom • Garden • Allocated Parking • O.F.C.H • Available Immediately • Tenant Fees Apply •

£1,100 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

Accommodation

Front door leads into

Entrance Hall

Cupboard.

Reception Lobby

Wooden floor. Under stairs storage. Stairs to first floor. Radiator.

Kitchen/Dining Room

Fitted with a range of wall and base units. Belfast sink unit. Space for fridge/freezer. Plumbing and space for dishwasher and washing machine. Oil fired Aga. Wooden floor.

Inner Hall

Doors to garden. Telephone point.

Study/Family Room

TV point. Radiator.

Sitting Room

Open fireplace with brick hearth and wooden surround. Built in shelving. TV points. Radiator.

First Floor

Landing

Telephone point. Airing cupboard. Doors to

Master Bedroom

Large double bedroom with beamed ceiling. 2 Radiator.

En-Suite Bathroom

Roll top claw foot bath with mixer tap with shower attachment. WC. Wash hand basin. Bidet. Heated towel rail/Radiator.

Family Bathroom

Bath. WC. Wash hand basin. Heated towel rail/radiator.

Bedroom 2

A double bedroom. Radiator.

Bedroom 3

A double bedroom. Radiator.

Bedroom 4

A large single bedroom. Built in wardrobes. Radiator.

Outside

The garden is laid to lawn with mature trees and shrubs with flower borders. There are views across the garden to the gardens of Cothay

Manor.

There is allocated parking.

Services

Mains Electric. Water and sewerage charges paid to landlord. Council tax band D.

Situation

Cothay Manor is situated within the the village of Greenham, a rural hamlet approximately 4 miles from Wellington. The property is easily accessible to the desirable village of Holcombe Rogus on the Somerset/ Devon border, with primary school, village shop/post office, garage, public house, village hall and parish church. Wellington has an excellent selection of shopping, recreational & educational facilities along with access to the M5 motorway at junctions 26 and 27. Tiverton Parkway mainline railway station at Sampford Peverell (Junction 27-M5) is around 6 miles distant.

Directions

From M5 J26, take A38 towards Wellington and Exeter. After approximately 3½ miles you will see a "Brown Sign" for Cothay Manor. Turn right, signposted Greenham and then continue to follow "Brown Signs" and "WHITE" finger posts marked COTHAY.

Letting

The property is available to rent on a six months plus Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £1,100 per calendar month exclusive of all charges. DEPOSIT: £1,200 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). Usual references required. No smokers/DSS. Children/pets considered. Viewings strictly through the agents.

Tenant Fees

When applying to rent a property through Stags there will be a tenants administration fee of £200 plus VAT to cover all single and joint applications. For any additional tenants or guarantors there will be a further fee of £50 plus VAT.

The Stags Tenants Administration Fee is an all inclusive fee to cover the costs in taking up of references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/inventory and associated check in. There are no additional administration, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before arranging a viewing please contact the lettings office dealing with the property.



5 Hammet Street, Taunton,
Somerset, TA1 1RZ

Tel: 01823 447355

Email: rentals.taunton@stags.co.uk