



The Hayloft , Fitzhead, Taunton, TA4 3JX

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An beautiful 3 bedroom barn conversion set in this popular village. A viewing is highly recommended to appreciate the finish and character of the barn.

- 3 bedroom barn conversion
- En-suite and bathroom
- Private garden
- Parking
- Council Tax TBC
- Deposit £1673
- Tenant fees apply
- Available early May 2026
- Underfloor heating on ground floor
- Many character features

£1,450

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### Entrance Hall

Entered via a wooden door with large wood double glazed window, vinyl flooring, beams and an understairs storage cupboard.

### WC/Utility room

With a low level WC, pedestal wash hand basin and pedestal wash hand basin. Space and units for washing machine, vinyl flooring.

### Kitchen

19'11 x 14'6

Lovely dark blue kitchen with built in fridge/freezer, dishwasher, fitted with a range of wall, drawer, pan and base units with work surface over. Built in one and a half bowl electric oven and Lamona 5 ring electric hob with extractor hood over. Double wooden doors into lounge, spotlights and a large built in cupboard. Double wooden feature doors to outside.

### Lounge

19' x 14'4

Double feature wooden doors to outside, vinyl flooring, chandelier style lighting.

### Landing

Large open landing with doors to all bedrooms and bathroom. There is also a wooden door with steps leading down to the enclosed rear garden.

### Bathroom

14'8 x 8'3

Beautiful bathroom enjoying a freestanding bath with claw feet, feature green wood panelling behind bath. Low level WC with pedestal wash hand and fitted unit under in and surrounding WC. Heated chrome towel rail, double shower cubicle with therma shower. Vinyl flooring.

### Bedroom

14'9 x 10'10

Wooden double glazed window, radiator and newly fitted carpets.

### Bedroom

16'9 x 8'2

Wooden double glazed window, radiator and newly fitted carpets.

### Bedroom

16'8 into window x 10'8

Wooden double glazed window, radiator and newly fitted carpets. Door to en-suite.

### En-suite Shower Room

Double shower cubicle with therma shower, pedestal wash hand basin with vanity unit under and low level WC

### Outside

The rear garden is accessed via the landing on the 1st floor and is fully enclosed. Parking is to the front of the barn.

### Services

Mains electric, water and drainage.  
Council tax band TBC.

Ofcom Predicted Broadband: Standard Download 4 Mbps. Standard Upload 0.6 Mbps with Ultrafast available.

Mobile coverage with EE, O2 and Vodaphone, variable outdoors. Three good outdoors.

### Situation

Fitzhead offers a popular small pub whilst the rural centre of Milverton is only

about 2 miles away where amenities include a Doctors Surgery, Primary School and Convenience Stores. The County Town of Taunton is about 8 miles, where a wide range of shopping, recreational and scholastic facilities will be found together with a main line rail link to London Paddington and M5 interchange. The surrounding area offers highly attractive countryside and there are a host of local foot paths that provide easy and safe access.

### Directions

From junction 26 of the M5 motorway follow the signs towards Wellington. In the centre of the town immediately outside our office turn right signposted Milverton. After 4.5 miles on reaching Milverton continue through the village and on reaching the B3227 roundabout take the second exit signposted Taunton. Turn immediately left and continue up the hill to the staggered crossroads. Turn left and after approximately 1 mile turn right signposted Fitzhead. Follow the road, do not take the right hand turn into the Village, continue straight and the barn will be found a little way down on the right hand side.

### 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.

### Letting Details

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available Mid April 2026. RENT: £1450 exclusive of all charges. DEPOSIT: £1673 returnable at end of tenancy, subject to 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. Viewing strictly through the Agents.

### Renters Right Act

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_rental\\_sector\\_reform\\_-\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_rental_sector_reform_-_roadmap.pdf)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	