



Lower Carew Cottage Crowcombe, Taunton, Somerset  
TA4 4AF

A delightful unfurnished character cottage situated within this very popular village location.

Approximately 11.3 miles to Taunton

- Village Location
- Courtyard Garden
- Two Bedrooms
- Modern Kitchen
- Available March 2026
- 6/12 Months Plus
- Pets Considered (terms apply)
- Deposit: £1326
- Council Tax Band: B
- Tenant Fees Apply

£1,150 Per Calendar Month

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## ACCOMMODATION

A covered porch leads into:

### SITTING ROOM

Dual aspect room with fitted carpet, inglenook fireplace with beam over and electric coal effect stove. Stairs to first floor. Arch through to:

### DINING AREA

Space for a dining room table and chairs.

### KITCHEN

Modern fitted kitchen with continuation of the flooring from the dining area, fitted with a range of wall and base units, sink, electric oven and hob, space for a washing machine, space for fridge freezer. Oil fired boiler. Stable door to courtyard garden.

### FIRST FLOOR

Stairs to first floor with doors to:

### BEDROOM 1

A dual aspect bedroom with carpet and radiator.

### SHOWER ROOM

Comprising of; walk in shower cubicle, WC, wash hand basin.

### BEDROOM 2

A single bedroom with carpet, overlooking the rear garden.

### OUTSIDE

The courtyard garden located at the rear of the property has a patio area and sleeper steps with a raised flower border leading to a gravelled area.

### SITUATION

Crowcombe is situated on the southern slopes of the Quantock Hills, the area provides ample opportunities for walking, riding, cycling and many other rural pursuits. Crowcombe has a primary school, village shop and pub. These are supplemented by the much larger villages of Williton and Bishops Lydeard.

Taunton is approximately 11 miles to the east and has an excellent shopping centre, main line railway station and junction 25 of the M5.

### SERVICES

Mains electric, water and drainage. Oil fired central heating. Council tax band B.

### DIRECTIONS

From Taunton take the A358 heading towards Williton and Minehead, after approximately 11 miles take the 1st right signposted Crowcombe. Proceed into the village passing the school, village pub and post office. The property can be found after a short distance on the left hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available March 2026. RENT: £1150 per calendar month exclusive of all charges. Children/pets considered. DEPOSIT £1326, 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.

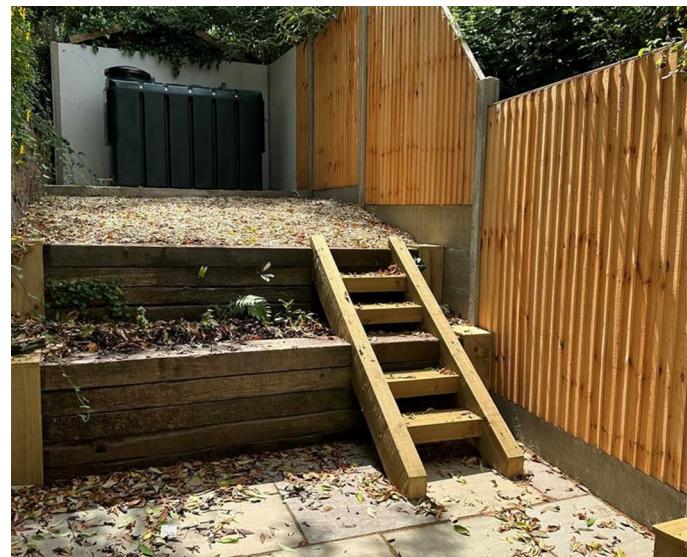
## TENANT PROTECTION

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.

## RENTERS RIGHTS 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c_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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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