



Victoria Cottage Bickenhall Lane, Hatch Beauchamp,
Taunton, Somerset TA3 6TJ

A delightful detached property situated in a quiet
location in the popular village of Hatch Beauchamp

Approximately 7.5 Miles from Taunton Town Centre

• Modern Kitchen • 4 Bedrooms • Large garden • Pets considered (terms
apply) • Available August • 6 Months Plus • Deposit: £1961 • Council Tax
Band: D • Tenant fees apply

£1,700 Per Calendar Month

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

ACCOMMODATION

Pathway leading to Front Door leading to;

ENTRANCE HALL

With understairs storage cupboard and door leading to;

SITTING ROOM

Fireplace with inset wood burner and stone hearth with stone surround and wooden mantle. Wooden shelves and alcove to the side. Wooden flooring, radiator and beamed ceiling. Archway leading to;

DINING ROOM

With space for table and chairs, double doors to outside and radiator. Door to;

KITCHEN/BREAKFAST ROOM

Fitted with a range of modern wall and base units, granite effect laminate worktop, one and a half bowl stainless steel sink unit, integrated dishwasher, gas hob with extractor over, electric Double oven, space and plumbing for washing machine and space for a fridge/freezer, radiator. Doors to;

CLOAKROOM

Convenient downstairs WC and wash hand basin.

RECEPTION ROOM

Feature fireplace with wooden mantle and surround, wooden flooring and radiator.

STAIRS & LANDING

Stairs rising to the first floor landing with radiator. Doors to;

BEDROOM 1

Large Double Room with radiator and window.

BEDROOM 2

Large Double Bedroom with radiator and window.

FAMILY BATHROOM

Comprising of; bath, separate shower cubicle, WC, wash hand basin and a heated towel rail/Radiator.

BEDROOM 3

Double room, with built in wardrobe, radiator and window.

BEDROOM 4

Small Double bedroom with radiator and window.

OUTSIDE

Allocated parking for several vehicles, to the rear of the property is a range of outside storage sheds with built in shelving. The garden is laid to lawn and is bordered by a concrete path that opens to a seating/outside dining area. The garden has a bordering hedge at the front of the property.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1 Mbps. Superfast: Download 72 Mbps, Upload 17 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE, Three, O2 and Vodafone. External EE, Three, O2 and Vodafone

Local Authority: Council tax band D

DIRECTIONS

From Taunton at junction 25 of the M5 motorway, proceed in a southerly direction on the A358 towards Ilminster. Continue over the traffic lights and proceed down the hill. Take the first turning on the

left signposted Hatch Beauchamp. Continue into the village and turn off the road at the Hatch Inn public house going straight down station road. Continue along this road passing The Farthings Hotel on your right take the next road turning right and the property is a short distance down this lane on the left.

SITUATION

Victoria Cottage is situated in the Village of Hatch Beauchamp. Hatch Beauchamp provides a thriving community with primary school, public inn, garage, hotel/restaurant, church, playing fields and a village hall. The Blackdown Hills are close by and have been designated as an Area of Outstanding Natural Beauty and provide excellent walking and riding opportunities. The nearby village of Curry Mallet also has a primary school and a shop. Ilminster can be found approximately 5 miles to the south and provides an excellent range of amenities and a number of interesting specialist shops. Taunton, the County Town of Somerset, is 7 miles to the west and offers a comprehensive range of facilities and excellent schooling in both the state and independent sector.

LETTINGS

The property is available to rent on a six months plus Assured Shorthold Tenancy, un-furnished and is available August. RENT: £1700 per calendar month exclusive of all charges. A pet considered: where the agreed lets permits a pet the RENT will be £1750pcm. DEPOSIT £1961 returnable at end of tenancy subject to any deductions, (all deposit for a property let through Stags are held on their client Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). Usual references required. Viewing 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 BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://www.stags.co.uk). Additional information is available on the official government website at www.gov.uk.

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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		79
(55-68) D	58	
(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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