



STAGS

34 Fairfield Green, Churchinford, Taunton, TA3 7RR

A well presented modern four-bedroom, mid-terraced home, ideally positioned in a peaceful cul-de-sac overlooking a green in a sought-after Blackdown Hills village.

Taunton 8 miles - Honiton 9 miles

• Garage • Allocated Parking Space • Rear Garden • Village Location • Available NOW • 12 Months • A Pet Considered (Terms Apply) • Deposit: £1615 • Council Tax: D • Tenant Fees Apply

£1,400 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALLWAY

Entrance hall with stairs rising to first floor and doors to;

SITTING ROOM

Dual aspect room with carpet and French doors to the garden.

KITCHEN/DINER

Open plan kitchen/ diner with space for dining room table and chairs, window over looking the front of the property. The kitchen area comprises of a range modern units with electric and double oven. Rear door leading out to the garden.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1

Large double bedroom with carpet and window overlooking the front of the property.

EN-SUITE

Comprising of; wash hand basin, WC and shower.

BEDROOM 2

Double bedroom with carpet, window overlooking the front of the property and built-in storage cupboard.

BEDROOM 3

A single bedroom with carpet, built-in storage cupboard and window overlooking the rear of the property.

BEDROOM 4

A small double bedroom with carpet, built-in storage cupboard and window overlooking the rear of the property.

BATHROOM

Comprising of WC, wash hand basin and bath.

OUTSIDE

To the front, a charming gravelled area welcomes you via a footpath through the green. The rear garden is fully enclosed for privacy, with a low-maintenance gravel design and a patio for outdoor seating. A rear gate provides direct access to the garage and parking.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Night Storage Heating

Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 0.9 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

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

Local Authority: Council tax band D

LOCATION

Nestled in the vibrant village of Churchinford, the house is surrounded by

picturesque countryside within the Blackdown Hills AONB. The village itself offers a renowned pub, a community-run shop with café and post office, and doctors surgery and is just 10 miles from the County Town of Taunton—offering excellent shopping, education, and transport links, including trains to London Paddington and easy access to the M5.

DIRECTIONS

When entering the village pass The York Inn on the left-hand side, follow this road for a short distance where the entrance to Fairfield Green can be identified on the right-hand side. Proceed into the development and bear right and right again the property can be found behind the green area. There is parking available to the rear.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months, unfurnished and is available Now. RENT: £1,400 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the rent will be £1,450 per calendar month. DEPOSIT: £1,615 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right 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. Additional information is available on the official government website at www.gov.uk.



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	60
EU Directive 2002/91/EC		