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Residential Lettings



## Pickeridge Cottage, Corfe Taunton, TA3 7AJ

Handsome detached generously proportioned property situated at the foot of the Blackdown Hills.

• Detached • Four bedrooms • Large gardens • Double garage • Three reception rooms • EPC E • Tenant fees apply •

**£1,695**

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Pickeridge Cottage, Corfe, Taunton, TA3 7AJ

### Entrance Hall

Entrance door leading to hall with under stairs cupboard. Doors leading off to:

### Sitting room/study

Windows to the front elevation with shutters.

### Family room/dining room

Bay window to the front elevation with shutters.

### Sitting Room

Bay with door and windows to rear garden.

### Kitchen/breakfast room

Range of units offering ample storage, tiled work surfaces, stainless steel sink, oil fired aga, space and plumbing for dishwasher, french doors to garden.

### Utility room

Fitted units, single drainer stainless steel sink unit, space and plumbing for washing machine. Door to the front, storage cupboard. Door leading to garage.

### Shower room

Shower cubicle, low level WC, wash basin.

### First floor landing

Spacious area which could be used as a study area. Doors leading off to:

### Master bedroom

Bay window with super views across to the countryside. Fitted wardrobes, Door to:

### Walk in dressing room

Good size storage offering hanging rails and shelving.

### En-suite

Panelled bath, low level WC, bidet, wash basin, shower cubicle.

### Bedroom 2

Windows to the front aspect, wash basin.

### Bedroom 3

Fitted wardrobes, wash basin, window to rear elevation, lovely countryside views.

### Bedroom 4

Front elevation, basin with cupboards under.

### Bathroom

Panelled bath, bidet, WC, wash basin with cupboards under, shower cubicle, window with views to the rear. Airing cupboard with tank.

### Cloakroom

Low level WC, wash basin.

### Outside

The property is set well back from the road and entered via a pillared entrance leading on to a generous parking





area, giving access to a double garage. The garage has power points, lighting, twin up and over doors, the oil boiler is also situated in here. The front garden has an area of lawn, rose bed and shrubs. The rear garden is very secluded, stunning views with a terrace, mainly laid to lawn but with a variety of easily maintained shrubs.

### Services

Oil, electricity, mains water and sewerage.

### Situation

Pickeridge cottage is situated in the favoured village of Corfe which is to the south of Taunton. Corfe stands at the foot of the Blackdown Hills which have been designated an Area of Outstanding Natural Beauty, and offers miles of footpaths, bridleways and country walks. There is a fine parish church close by along with a village hall. The County town of Taunton is a short drive away and provides a comprehensive range of shops, educational facilities, main line railway station and easy access to the M5.

### Tenant Fees

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit

checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### Letting

The property is available to rent on a 6 months plus Assured Shorthold Tenancy, unfurnished and is available December. RENT: £1695 per calendar month exclusive of all charges. DEPOSIT: £1795 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. Pets considered. No DSS/smokers. Viewings strictly through the agents.

### Directions

Leave Taunton in a southerly direction on to the B3170 heading towards Corfe, passing Taunton Race course. Upon entering the village, the property is second house on the left hand side just past the large trees.







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