



## Jacks Barn Fitzhead, Taunton, TA4 3JX

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A lovely character barn, set on one floor in this popular village location. Enjoying 2 bedrooms, bathroom and en-suite along with a garden to the rear and parking to the front.

• 2 bedroom barn conversion with enclosed garden • Lounge • Brand new Kitchen • Many character features • Garden • Parking • Council tax TBC • Deposit £1384 • Tenant fees apply • AVAILABLE NOW

£1,200 Per Calendar Month

01823 662234 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMODATION TO INCLUDE:

### ENTRANCE HALL

Accessed via a wooden door with built in cupboard.

### KITCHEN

17'9 x 7'8

Fir green wooden kitchen fitted with a range of wall, drawer and base units with work surface over. Built in dishwasher, Beko oven, electric hood and extractor. Space for washing machine. White sink unit with mixer tap over, spotlights. Wood double glazed window and underfloor heating.

### LOUNGE

16'1 x 15'1

Double wooden double glazed doors to outside, 2 double glazed wooden windows to rear and side aspects. feature beam, underfloor heating.

### BEDROOM

14' x 8'4 into recess

Double glazed wooden door to outside, feature "whirly" beam, underfloor heating.

### BATHROOM

Obscure double glazed wooden window to front aspect, low level WC, pedestal wash hand basin with built in green panelling and vanity unit under. Panelled bath with screen and therma shower. Extractor and glazed panel.

### BEDROOM

Double glazed wooden double doors to front, underfloor heating, wooden double glazed window, underfloor heating. Door to en-suite

### EN-SUITE

10'7 x 7'10 into door

Fitted with an enclosed shower cubicle with therma shower, feature tiled flooring, chrome heated towel rail, low level WC and obscure glazed window.

### OUTSIDE

To the rear of the barn is an enclosed garden and to the front parking.

### SERVICES

Air source heat pump supplies heating and hot water supplies.  
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 Vodafone, 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 there is a turn right signposted Fitzhead. Do not take the right hand turn into the Village, instead continue straight on for half a mile and the barn will be found a little way down on the right hand side.

### LETTING (Where the landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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. The Landlord would prefer no pets residing at this property.

### HOLDING FEE AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

### 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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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                                  |         | 97        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 69      |           |
| (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                     |         |           |