

STAGS

49 Twitchen, Holcombe Rogus, Somerset TA21 0PS

A delightful, unfurnished 3 bedroom mid-terraced character cottage in the sought-after village of Holcombe Rogus.

Wellington 6 Miles - Tiverton 11 Miles - Taunton 12.5 Miles - Exeter 21 Miles

• Quiet Location with Convenient Travel Links • Allocated Parking • South/West Facing Views • Fully Enclosed Garden • Long Term Let • Available November • One Pet Considered (terms apply) • Council Tax Band C • Deposit £1269 • Tenant Fees Apply

£1,100 Per Calendar Month

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ACCOMMODATION TO INCLUDE
A concrete path leading up to a double glazed door which opens on to the

PORCH/BOOT ROOM
A triple aspect, large, bright reception area with fully fitted tiled flooring and lighting. A solid original wooden door opens to

SITTING/DINING ROOM 19'0" x 16'4"
A characterful and large cosy room with low beamed ceiling and large hearth with working woodburner, complete with original stone walls. The room boasts a fully fitted carpet, double glazed UPVC windows to the front, a range of spotlights, a small under stairs cupboard, a natural dining area towards the kitchen, Dimplex quantum electric heater and TV point. Door in to

KITCHEN 16'0" x 6'10"
With spotlighting, wood laminate flooring, a good range of wooden ivory front wall and base units, wooden worktop, stainless steel sink, integral electric hob and oven, plumbing for dishwasher, space for fridge/freezer, and electric heater. To the rear is a door leading to the conservatory. Further door to

UTILITY 4'7" x 3'11"
With plumbing for washing machine and space for a condenser dryer, wooden worktop, wall cupboard and vinyl flooring.

CLOAKROOM
With vinyl flooring, double glazed window, WC and a wash basin.

CONSERVATORY
With a bright west facing outlook, vinyl flooring, lighting and twin sliding doors to rear garden.

STAIRS AND LANDING
With carpet on both stairs and landing and an immersion cupboard complete with wooden slatted shelves.

SHOWER ROOM
A good sized room with large walk-in shower, white wash basin and white WC, heated towel rail, mirrored medicine cabinet with integral twin lights, wood effect vinyl flooring and double glazed UPVC window.

BEDROOM ONE 10'9" x 9'2"
Double with fitted carpet, double glazed UPVC windows to the front Dimplex electric heater.

BEDROOM TWO 9'2" x 10'9"
Double with fitted carpet, double glazed UPVC windows to rear enjoying superb countryside views, Dimplex quantum heater.

BEDROOM THREE/STUDY / DRESSING ROOM 8'10" x 5'2"
Single with fitted carpet, double glazed window to the front, and Dimplex quantum heater.

OUTSIDE
To the front of the property is brick bordered garden with lawn, with a metal gate and concrete path leading up the cottage.

To the rear of the property is an enclosed, low maintenance gravel area with seating spots, raised borders and a boundary hedge. The garden benefits from west and south facing views as well as a wooden garden shed.

A short distance up the road from the property is an allocated brick paver parking area with space to fit 2 cars.

SERVICES
Mains Electric, Water and Drainage.
Council Tax Band C.
Ofcom Predicted Mobile Service: O2, EE, Three and Vodafone Likely Outdoors, Variable Inside
Ofcom Predicted Broadband Download: Standard 6 Mbps (Superfast Available)
Ofcom Predicted Broadband Upload: Standard 0.7 Mbps (Superfast Available)

SITUATION
This delightful and characterful mid terrace cottage is situated in this sought-after village which lies close to the Somerset/Devon border. Holcombe Rogus offers a good range of facilities including primary school, garage, village hall and church and is close to some lovely canal walks. The market towns of Wellington and Tiverton are almost equidistant and offer a wide range of shopping and recreational facilities, whilst the larger town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27, a ten minute drive away. There are regular rail services to London Paddington from Tiverton Parkway, whilst Exeter and Bristol international airports provide a number of domestic and international flights. The area affords exceptional schooling for all ages with a fine village school which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach.

DIRECTIONS
From the centre of Wellington proceed out of the town to join the A38. Continue along this road for approxiamately 2 miles, turning right at the sign for "Holcombe Rogus / Westleigh Quarry". Follow this road and turn left at the sign for Holcombe Rogus. Continue following the signs for Holcombe Rogus for a further 2 miles continuing through the village turning left on to South Steet. Follow the road heading out of the village and the property can be found in the row of houses on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £1100 pcm exclusive of all charges. DEPOSIT: £1269 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.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT 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.

RENTER'S 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.

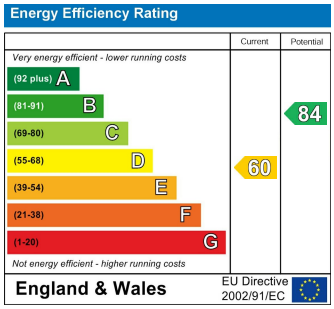








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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