

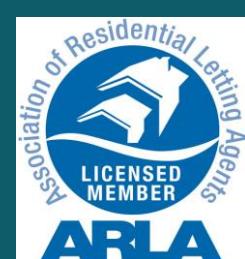


Cow Cottage, Cow Square
Somerton, Somerset, TA11 7NG

Monthly Rental of £1100

2 bedrooms

Ref:EH000723



ENGLISH HOMES

www.english-homes.co.uk

Overview

A furnished Period Cottage
Living Room with Multi Fuel Burner
Modern Kitchen
Two Bedrooms & Bathroom
EPC Band D and Council Tax Band B
Courtyard Garden
Gas Fired Central Heating
Available from Mid March 2025



A beautifully presented furnished cottage which has been modernised and is ideally located for the local amenities. Arranged over three floors the accommodation briefly comprises: living room with multi-fuel burner, kitchen, two bedrooms and bathroom. Outside there is a courtyard garden. Available from mid March 2025.



Accommodation

Kitchen 10' 4" x 8' 0" (3.16m x 2.43m)
Range of wall, base and drawer units with work surface. stainless steel sink and drainer with mixer taps. Tiles to splash prone areas. Fridge (optional), dishwasher (optional), electric oven, hob, stainless steel extractor over. Fan heater in plinth under sink with remote control. Door leading to courtyard. Stairs to first floor and under stairs storage cupboard

Lounge 12' 11" x 10' 8" (3.94m x 3.25m)
Sash window, blinds, multi fuel burner with a stone mantle and surround. Built in cupboards,shelves, , radiator, double glazed window to side, picture rail, wall mounted consumer unit and front door.

1st Floor Landing
Radiator, double glazed window with blind. Door to stairs leading upto 2nd floor.

Bedroom 1 12' 2" x 10' 11" (3.7m max (3.01) x 3.34m max (2.41))
L shaped double bedroom, feature fire place, radiator, sash window with blind, built in cupboard, wooden flooring.





Bathroom

Suite comprising of panelled bath with mixer tap/shower attachment, tiles to splash prone areas, heated towel rail, sink, low level wc, sash window with blind, built in storage cupboard housing combination boiler.

Bedroom 2 12' 3" x 9' 3" (3.73m x 2.81m)

Wooden floor, storage in eaves, radiator, double glazed windows

Outside

The cottage is next door to the church with working bells.

Courtyard

Paved courtyard, pedestrian gate allowing access through to the neighbour's garden to front. Outside tap/sink. There is a shed with power/light, washing machine, tumble dryer.

Agents Notes

The property comes furnished. The cottage is next to a church with working bells.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 12 months and then on a month to month basis.

HOLDING FEE

We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £253.

DEPOSIT/BOND

The deposit for this property will be £1269.23. This will be held by Deposit Protection Services DPS, a



government approved independent custodial scheme.

REFERENCE CHECKING

Will be carried out using a professional referencing agent.

CREDITWORTHINESS/SMOKERS/PETS/AGED 18/RIGHT TO RENT

Tenants must be in secure employment with affordability, credit worthy OR offer a payment with no risk of clawbacks. Tenants should not present any breach to landlord's mortgage or insurance terms.

INVENTORY, CHECK-IN, CHECK-OUT

Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530
lettings@english-homes.co.uk

Disclaimers: Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties.

Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor have the services been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property.