

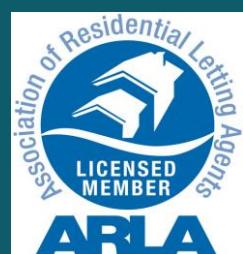


33 St. James Street
South Petherton, TA13 5BN

Monthly Rental of £1300

2 bedrooms

Ref:EH001668



ENGLISH HOMES

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Overview

A Thatched Cottage with Character
Two Reception Rooms
Two Double Bedrooms - master ensuite
Garage and Parking
Outside Barn with utility area
Courtyard
Downstairs Shower Room and
Upstairs bathroom ensuite
Available now.



A thatched cottage with character located in the centre of South Petherton ideally situated for the local amenities. Benefiting from two reception rooms, kitchen/breakfast room, downstairs shower room, two double bedrooms, dressing room/office, ensuite bathroom, additional barn to rear, utility room and workshop. There is a Single Garage close by with space to park one car in front.
Available immediately.



Accommodation
Steps up to wooden front door

Dining Hall 12' 4" x 18' 6" (3.75m x 5.63m)
Maximum measurements. Bay window to front aspect, secondary glazing, wooden flooring, beams, 3 x wall light units, radiator, shelving and open to inner hall

Inner hall
With wooden flooring and leading to remaining downstairs rooms, Rear door to courtyard, radiator.

Living Room 11' 4" x 14' 2" (3.46m x 4.32m)
Maximum measurements. Wooden stairs to first floor, window to front aspect, window seat, beams, ornate fireplace (BLOCKED CANNOT BE USED), radiator, spot lights and shelving. Door to;

Kitchen/Breakfast Room 9' 11" x 12' 11" (3.03m x 3.93m)
Step to range of base units with wooden work surface over, inset with stainless steel sink/drainage unit, drawer unit, built in oven and hob, built in dishwasher, space for fridge/freezer, built in bench style seating, 2 x radiators, two windows to courtyard and exposed Hamstone wall. Opening into hallway.

Downstairs Shower Room
Over sized shower cubicle with waterfall style shower head and hand held attachment, tiling, glass sliding door, WC,



Chrome heated towel rail, Vanity style wash hand basin and window to rear.



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First Floor
Opening into;

Dressing Room/Office 10' 8" x 18' 6" (3.25m x 5.65m)

Maximum measurements. Window to front aspect, wooden flooring, small storage cupboard, chimney breast, window to front aspect, black storage unit to remain with property, loft ladder and access to the loft - with gas fired central heating boiler. step/door to bedroom 2 and door to bedroom 1 ensuite.

Bedroom 1 14' 0" x 12' 4" (4.27m x 3.77m)

Window to front aspect, wooden flooring, radiator, wall lights and free standing wardrobe.

Ensuite 12' 0" x 4' 6" (3.65m x 1.38m)

Double doors opening into ensuite, bath, tiling, WC, Pedestal wash hand basin, wooden flooring, window to rear aspect and internal glazed panel.

Bedroom 2 11' 3" x 10' 2" (3.44m x 3.10m)

Windows to side and rear aspect, wooden floor, radiator, beams, wall mounted sink unit and mirror.

Outside

Front garden,

Steps lead up to a gravelled garden area and path to front door.

Rear Courtyard and Barn/Utility

To the rear there is a decking area and paved courtyard, table and chairs, raised beds with small tree, hedging and shrubs. Door to barn/gym - some gym items included - (bag, resistance bands and other bits). steps up to storage area, chimney breast but no fireplace - blocked and not for use, stairs up to storage area. There is a separate door to a utility area with space and plumbing for



washing machine and space for a tumble dryer. Another door leads to a workshop, bin store.

Garage and Parking

A short distance down the road there is a single garage with a parking space in front.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 6 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 £300

DEPOSIT/BOND

The deposit for this property will be £1500.00. 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/HMO/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 must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers. We are not permitted to rent 'Houses of Multiple Occupancy'. Examples include: "A non-married couple renting a bedroom and another unrelated individual in a second bedroom, then the house consists of three people and two households = HMO v. Three friends sharing a house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households = HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.

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

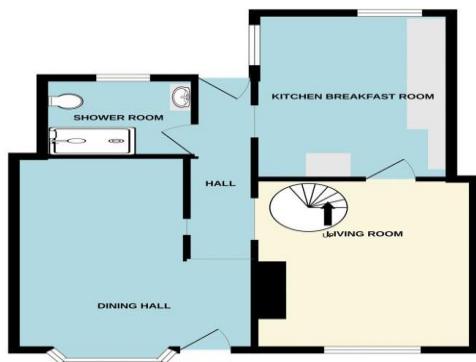
lettings@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. 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, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

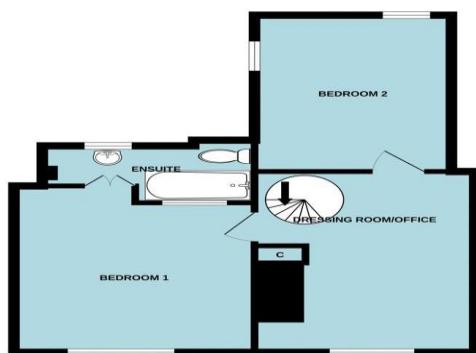
Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

INCENTIVES: Vouch our referencing company may contact Landlords and Tenants to offer a selection of services including, utilities, insurance and broadband/sky etc. English Homes may receive an incentive for these services ranging from free credits or financial rewards from £5 - £50. English homes do not earn from epc providers or tradesmen they use or recommend to either landlords or tenants.

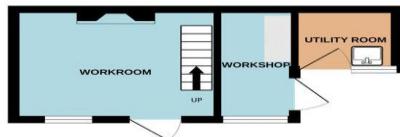
GROUND FLOOR



1ST FLOOR



OUTBUILDING GROUND FLOOR

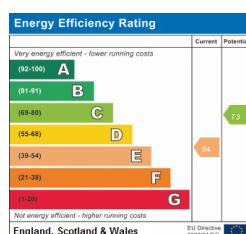


OUTBUILDING 1ST FLOOR



ST JAMES STREET, SOUTH PETHERTON, SOMERSET

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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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.

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