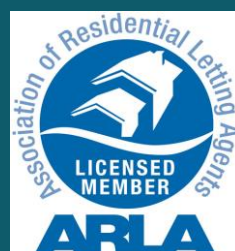




Ivy Cottage
Kingsbury Episcopi, Somerset, TA12 6AT

Monthly Rental of £1500pcm

3 bedrooms
Ref:EH001485



ENGLISH HOMES

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Ivy Cottage

Kingsbury Episcopi, Somerset, TA12 6AT

Current Council Tax Band C
EPC Band D

Overview

A period cottage with original features

2 Double Bedrooms & 1 single/dressing room/office

Living Room with wood burner

Kitchen/Breakfast Room with island

Dining Room

Utility/Shower Room

Gardens with shed and wood stores

Available from mid-July



A period cottage in Kingsbury Episcopi. The property comprises of entrance porch, living room, dining room, kitchen with island, Utility/Shower Room, two double bedrooms and a further single/dressing room/office and bathroom. Outside there is a tiered garden with shed and two log stores. There is parking for one car to the side of the property. Available from mid-July.



Accommodation:

Porch:
Wooden door, exposed Hamstone walls, flag stone floor, double glazed window and wooden door into;

Lounge: 14' 6" x 11' 5" (4.43m x 3.49m)
Laminate flooring, beams, uPVC double glazed window to front, fitted slatted blind, window seat with cushion, brick fireplace with working wood burner and accessories with wooden mantel over, partly wood panelling, 2 wall lights, radiator.

kitchen: 15' 5" x 11' 7" (4.71m x 3.53m)
Tiled flooring, uPVC double glazed window to side with roman blind, patio doors to rear garden with roman blind and shelf over, Range Master gas cooker with shelf over, extractor fan, island with storage and 3 x down lights over, dresser with shelves and storage cupboards, larder, pantry, space for fridge/freezer, wooden work surface with space for fridge and cupboards under, slim line dishwasher, Belfast sink with mixer taps over, tiled splash backs, radiator, airing cupboard with oil boiler and shelves over, CO alarm.

Shower Room/Utility:
uPVC double glazed window, space and plumbing for washing machine and tumble dryer over, double shower tray with shower head and waterfall shower head, WC,



heated towel rail, towel rail and ring, sink with mirror and shelf over, toilet roll holder, spot lights, extractor fan.

Dining Room: 11' 7" x 7' 9" (3.53m x 2.36m)
uPVC double glazed window to the front with fitted slatted blind, radiator with cover, carpet, meter box, stairs rise to first floor with space under, partly wood panelling, one wall light, smoke alarm.

Stairs and landing:
Carpet, smoke alarm, stone inset feature, beam, pendant light, mirror, wall light.

Bedroom 1: 13' 2" x 12' 7" (4.02m x 3.84m)
Two steps up, wooden flooring, double glazed window to rear with roman blind, curtain and pole, radiator with cover, pendant light with shade.

Bedroom 2: 11' 6" x 10' 10" (3.51m x 3.29m)
Double glazed window to front aspect with fitted slatted blind, decorative fire place, mirror, carpet, pendant light with shade, radiator, beam.

Bedroom 3/Office: 11' 7" x 4' 2" (3.54m x 1.28m)
Double glazed window to front aspect with fitted slatted blind, double wardrobe, carpet, pendant light with shade, radiator.

Garden:
Front: gravelled driveway for one car, wall boundary and gate to rear garden. Rear: Fake grass and gravelled areas, outside tap, gas bottles for gas cooker, fence and walls to boundaries, steps rise to upper lawned area with arbour over, shed and two wood stores, flower borders, planters, outside light, sky dish.



Bathroom
Free standing bath with claw feet, wc, Velux window, wooden floor, toilet roll holder, shelf, wall light, wooden panelling.

ASSURED SHORTHOLD TENANCY
Long Term Let available - 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 £346.00.

DEPOSIT/BOND
The deposit for this property will be £1730.76. 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/RESIDENCY PERMIT
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.

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 provides or tradesmen they use or recommend to either landlords or tenants.

GROUND FLOOR



1ST 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 performance certificate (EPC)

Property address	123 Main Street, London, SE1 1AA
Property type	Detached house
Total floor area	85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can meet guidance for landlords on the regulations and understand the energy requirements for properties in the private rented sector.

Energy rating and score

The property's energy rating is D, 4 from the possible 10.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The graph for letting properties shows how your property compares to others.

For properties in England and Wales, the average energy rating is D, the average energy score is 45.



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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.