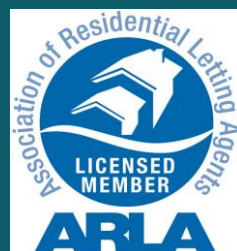




The Nuttury, Over Stratton,
South Petherton, Somerset, TA13 5LQ

Monthly Rental of £2200

4 bedrooms
Ref:EH001628



ENGLISH HOMES

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Overview

3/4 bedroom detached house

Landscaped Gardens.

Living Room, Dining Room,

Kitchen/Breakfast Room

3 - 4 Bedrooms - Master with en-
suite Shower Room

Garaging/Outbuilding - stable, &
Parking

Gas Fired Central Heating and

Double Glazing

Available June 2024



A picturesque detached 3/4 house which is situated in the middle of the popular village of Over Stratton. The property sits in approx 1/2 an acre of well landscaped gardens, Outbuildings, Garaging and off road parking. The internal accommodation comprises entrance hallway, lounge, kitchen/breakfast room, dining room, conservatory, utility room and downstairs shower room, whilst to the first floor are 3/4 bedrooms, master with en-suite and a family bathroom. Gas central heating and double glazing. Available From June 2024



ACCOMMODATION:

Hallway:

Wooden door provides access, tiled flooring, tongue and groove to 1/2 height, radiator, thermostatic control, stairs rising to first floor landing, smoke alarm, doors leading off to:

Lounge: 16' 8" x 13' 5" (5.08m x 4.10m)

Dual aspect double glazed window to both the front and side, coal effect gas fire with marble effect hearth and wood mantel, built in cupboards and book shelves, radiators, picture rail.

Kitchen/Breakfast Room: 16' 6" x 12' 0" (5.04m x 3.67m)

Front aspect double glazed window with window seat, rear aspect uPVC double glazed window with tiled window sill, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in gas hob, concealed extractor hood and light over, built in electric oven and grill, dishwasher - gifted, upright fridge/freezer, floor fan heater, feature fireplace - blocked off - not to be used, tiled floor, inset spotlights, door through to:

Dining Room: 17' 5" x 11' 11" (5.32m x 3.62m)

Dual aspect double glazed windows to the front and rear, fireplace with a Hamstone hearth and mantel - blocked out for use, radiator, wall mounted lights, television point, patio doors to:





Conservatory: 12' 8" x 8' 5" (3.87m x 2.57m)
Brick based hardwood built conservatory, laminate flooring, double glazed doors to the garden.

Utility Room: 14' 10" x 7' 8" (4.51m x 2.33m)
Side aspect window, stainless steel sink and drainer, low level cupboard, roll top work surfaces, gas boiler, space and plumbing for washing machine, tiled flooring, floor to ceiling cupboard, space for upright fridge/freezer, tiled floor, glass panel door to the rear, door through to:

Shower Room:
Side aspect window, tiled window sill, shower cubicle with Triton shower, low level toilet, pedestal wash hand basin, tiled splash backs, radiator, tiled flooring, spot lights, opaque Velux window.

First Floor Landing: 17' 10" x 5' 0" (5.43m x 1.52m)
Front aspect double glazed window, radiator, smoke detector, loft hatch access, doors off to:

Bedroom 1: 16' 10" x 12' 8" (5.12m x 3.87m)
Maximum measurements. Front aspect double glazed window, radiator, wall mounted lights, built in double wardrobe, picture rail, door through to:

En-Suite:
Side aspect hardwood double glazed window, shower cubicle, pedestal wash hand basin, low level toilet, heated towel rail, tiled splash backs, inset spot lights, shaver point.

Bedroom 3: 10' 3" x 8' 3" (3.12m x 2.52m)
Front aspect double glazed window, radiator, built in double wardrobe, wall mounted lights, radiator.

Through Bedroom 4: 12' 2" x 8' 3" (3.72m x 2.51m)
Rear aspect uPVC double glazed window, radiator, built in wardrobe, picture rail, door through to:

Bedroom 2: 17' 8" x 11' 10" (5.38m x 3.60m)



Side aspect double glazed window, built in triple wardrobe, radiator, loft hatch access, wall mounted lights.

Bathroom:
Side aspect opaque double glazed window, tiled window sill, ball and claw bath, shower cubicle, low level toilet, vanity wash hand basin, heated towel rail, tiled flooring, airing cupboard with factory lagged hot water tank and slatted shelving, inset spot, Dimplex fan heater, extractor fan.

OUTSIDE - Gardens
There is a delightful garden in approximately 1/2 an acre with an iron trellis gate and tarmac path. The property has well tended shrubs and rose bush to the entrance, with the property being adorned by an established wisteria. The garden is well maintained and manicured. There are various sections within the garden including a vegetable patch, raised rockery, flower and shrub borders with miniature hedges dividing the areas. Enclosed are a number of hazelnut trees, oak and fir trees. There is a spacious paved patio with a further seating area under an arbour. Enclosed within the garden is a shed, greenhouse, wendy house, garage and stable block. A gardener will visit approximately once a week or as required to help maintain the garden, although some general weeding, watering etc will remain the responsibility of the tenants. One section of the Stable block will be kept by the Gardener as a store.



Garage & Parking: 15' 11" x 15' 8" (4.84m x 4.77m)
A 5 bar gate provides rear access with a tarmac driveway and turning area. The garage is of timber construction under a felt roof with up and over door, side aspect window, power, lighting, and inspection pit.

Stable Block: 23' 4" x 10' 8" (7.11m x 3.25m)
Divided into 2 sections, one measuring 3.61m x 3.25m, the other measuring 3.50m x 3.25m. With stable doors, opaque window, power, lighting and water supply.

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 £507.

DEPOSIT/BOND
The deposit for this property will be £2538.46. 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.

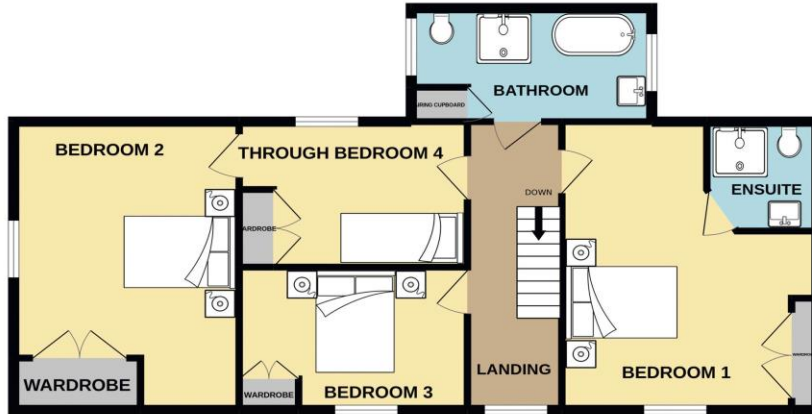
INVENTORY, CHECK-IN, CHECK-OUT
Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

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

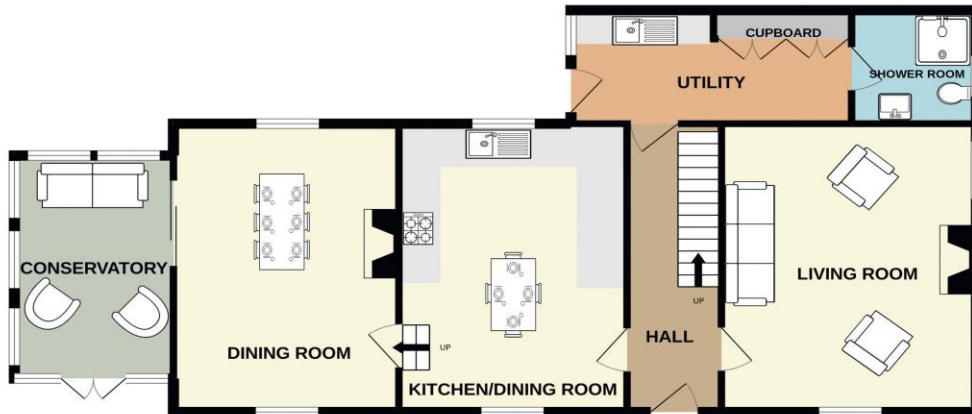
Disclaimers: Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

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.

1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

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		
81-91	B		
69-80	C		90
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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