

TO LET

£995 pcm



## Churchinford, Taunton, Somerset, TA3 7RE

£995 pcm

- FULLY FURNISHED Two Bedroom Semi-Detached Barn Conversion
- Grade II Listed
- Situated in the Blackdown Hills AONB
- Private Terrace
- Fantastic Living Space Throughout
- Water, Drainage & TV License Included in the Rent
- Allocated Parking for Two Vehicles
- Available Immediately



## PROPERTY DESCRIPTION

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VIDEO TOUR AVAILABLE. Newton King are delighted to offer the rental market, this well presented and FULLY FURNISHED, Grade II listed two bedroom semi-detached barn conversion situated in the popular village location of Churchinford.

Situated within the Blackdown Hills AONB, the barn conversion benefits from fantastic living space throughout and a 14ft x 14ft private terrace.

The property in brief comprises: Entrance hall, spacious living room with log burner, kitchen/diner complete with white goods & electric hob/oven, downstairs cloakroom, bedroom one measuring 16ft x 9ft providing access to the private terrace, bedroom two (16ft x 9ft), white suite bathroom with electric shower over bath.

Water, drainage and TV licence charges are included in the rent. Allocated parking via a shared driveway for two vehicles. Electricity is via a shared main and will be invoiced by the agent monthly in arrears and is read by a sub meter.

The property is available immediately on a FULLY FURNISHED basis, please contact Newton King between the hours of 9am-6pm to arrange a fully accompanied viewing.

Council Tax Band

Please note:

To secure the property a Holding deposit equal to a weeks rent is payable which is refunded on move in.

Damages deposit is equal to 5 weeks rent.

Should you need to change the Agreement during the Tenancy there is an admin charge of £50.

Newton King are members of The Property Ombudsman and Client Money Protect.

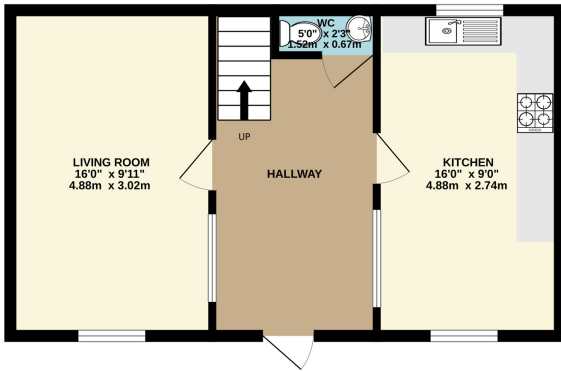




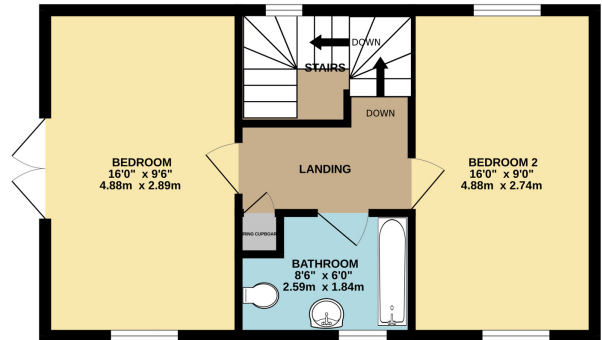
# FLOORPLAN

Newton King

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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