



**STAGS**

The Millhouse Fitzhead, Taunton, Somerset TA4 3JX

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A stunning newly converted barn enjoying 3 generous bedrooms, master ensuite, generous living space, full of character features.

• 3 bedroom newly converted barn • Private garden • Parking • Council tax TBC • Deposit £1673 • Tenant fees apply • Bathroom • En-suite • Brand new fitted kitchen • Viewing highly recommended

£1,450 Per Calendar Month

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### Kitchen/Dining room

16'9 x 15'

Accessed via a wooden door opening into a beautiful light green kitchen with a generous range of wall, drawer and base units with brass effect handles and glazed display units. There is a double built in Lamona oven, electric hob and extractor along with a built in Lamona dishwasher. White one and a half bowl sink unit with mixer taps over. Wood flooring and feature brick arch into lounge. Underfloor heating.

### Lounge

18'5 x 18'1

Light and bright with wooden door to outside, feature window to side aspect, beams, understairs storage cupboard, wooden floor with underfloor heating.

### WC

Low level WC, pedestal wash hand basin with vanity unit under, wood flooring with underfloor heating, extractor fan.

### 1st Floor landing

Large open landing with double window to side aspect.

### Bedroom

11'4 x 8'10

Two large double glazed windows, radiator newly fitted carpet and pendant light.

### Bedroom

Double glazed wood window, radiator newly fitted carpet and pendant light.

### Bathroom

Lovely brand new fitted bathroom with vinyl flooring, comprising: low level WC, pedestal wash hand basin with built in unit and vanity unit under, panelled bath with therma shower over, extractor fan, hatch to loft and chrome heated towel rail.

### Bedroom

15'3 x 10'1

Lovely bedroom with 2 wooden double glazed window giving the room a dual aspect outlook, radiator, newly fitted carpet and pendant light. Door to en-suite.

### En-suite

Fitted with a double shower cubicle with therma shower, pedestal wash hand basin with mixer taps over and low level WC. Heated chrome towel rail, vinyl flooring and spotlights.

### Outside

To the rear of the property is an enclosed area of patio with steps leading up to a further enclosed garden. There is parking to the front of the barn.

### Services

Air source heatpump supplies heating and hot water supplies. Mains electric, water and drainage. Council tax band TBC.

Ofcom Predicted Broadband: Standard Download 4 Mbps. Standard Upload 0.6 Mbps with Ultrafast available.

Mobile coverage with EE, O2 and Vodaphone, variable outdoors. Three good outdoors.

### Situation

Fitzhead offers a popular small pub whilst the rural centre of Milverton is only

about 2 miles away where amenities include a Doctors Surgery, Primary School and Convenience Stores. The County Town of Taunton is about 8 miles, where a wide range of shopping, recreational and scholastic facilities will be found together with a main line rail link to London Paddington and M5 interchange. The surrounding area offers highly attractive countryside and there are a host of local foot paths that provide easy and safe access.

### Directions

From junction 26 of the M5 motorway follow the signs towards Wellington. In the centre of the town immediately outside our office turn right signposted Milverton. After 4.5 miles on reaching Milverton continue through the village and on reaching the B3227 roundabout take the second exit signposted Taunton. Turn immediately left and continue up the hill to the staggered crossroads. Turn left and after approximately 1 mile there is a turn right signposted Fitzhead. Do not take the right hand turn into the Village, instead continue for half a mile straight on and the barn will be found a little way down on the right hand side.

### Holding Deposit and Tenant Fees

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### Tenant Protection

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

### Letting Details

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available Mid April 2026. RENT: £1450 exclusive of all charges. DEPOSIT: £1673 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Viewing strictly through the Agents.

### RENTERS RIGHTS ACT

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_rights\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.pdf)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
92-94	A		
81-91	B		
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			