

STAGS

Knights Farm, Fitzhead, Taunton, TA4 3JX

A newly refurbished and excellently presented two bedroom barn conversion.

Wellington 6 Miles - Taunton 9 Miles

• Idyllic Rural Location. • Suit Professional Couple. • Allocated Parking for 2 Cars. • Character Features. • Enclosed Courtyard Garden. • Council Tax Band TBC. • Deposit £1442 • Prefer No Pets. • Available immediately • Tenant Fees Apply.

£1,250 Per Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

A glazed wooden panel door from gravel courtyard opens on to

ENTRANCE HALLWAY 14'5" x 5'10"

With wood effect laminate flooring, fuse box, smoke alarm and storage cupboard with air source heat pump controls.
To the right a wooden panel door opens on to

BEDROOM ONE 16'11" x 8'6"

DOUBLE with wood effect laminate flooring, double glazed wooden framed windows to front and rear, loft hatch, thermostat and smoke alarm.

BATHROOM 12'8" x 5'5"

A wooden panel door opens on to a modern bathroom with grey marble tile flooring, double glazed wooden frame window to the rear, chrome electric heated towel rail, bath, WC, wash basin over the vanity unity, light up mirror and separate shower cubicle with thermostatic shower.

BEDROOM TWO 10'9" x 8'1"

DOUBLE with wood effect laminate flooring, double glazed wooden framed windows to the rear, smoke alarm and thermostat.

KITCHEN 17'1" x 8'5"

An open doorway leads in to the good sized kitchen with wood effect laminate flooring, double glazed wooden framed windows to front and rear, fitted pebble grey front laminate wall and base units, wood effect laminate worktop, integrated Beko oven and grill, Elica extractor hood, space and plumbing for washing machine, sink unit, integrated Beko dishwasher, smoke alarm and thermostat.

LIVING ROOM 16'11" x 17'3"

A large and spacious room with wood effect laminate flooring, souble glazed wooden framed doors and windows to the front, a glazed wooden panel door to the rear, loft hatch, two TV points, thermostat and smoke alarm.

OUTSIDE

To the front of the property is a fully fenced courtyard garden half laid to patio, half laid to gravel, with a small garden gate to the communal area to the front.

To the rear of the property is a parking area for two cars, outside tap, and bin store.

SERVICES

Air source heat pump 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

The property is situated on the outskirts of the charming village of Fitzhead. 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 9 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 straight on for half a mile and the barn will be found a little way down on the right hand side.

LETTING (Where landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. DEPOSIT: £1442 returnable at end of tenancy subject to any 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). References required viewings strictly through the agents.
The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.
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.

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.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.















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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5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.somerset@stags.co.uk

@StagsProperty

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