



, Stathe Road, Stathe, Somerset, TA7 0JJ

Rental £1,600 Monthly
4 Bedroom House
Available 09 January 2026

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, , TA6 3BG
Email: bridgwater@andrewleeslettings.co.uk | Tel: 01278 418001

- * Unfurnished
- * TWO RECEPTION ROOMS
- * STUDY /PLAYROOM
- * FOUR BEDROOMS

- * UTILITY/CLOAKROOM
- * KITCHEN/BREAKFAST ROOM
- * FAMILY BATHROOM
- * EN-SUITE TO MASTER

- * LARGE GARDEN
- * GARAGE
- * OIL FIRED HEATING

Situation

Situated in a semi-rural location in the Hamlet of Stathe surrounded by open countryside. Nearby Stoke St Gregory benefits from Shop, Post Office and Primary School. The nearby County Town of Taunton benefits from further amenities. The accommodation consists of 4 Bedrooms with Master En suite Shower room, family bathroom, 2 reception rooms, Utility/Cloakroom, Kitchen/Breakfast room, study/playroom. The property benefits from Large Garden, Double Garage with up and over garage door and Oil Fired Central Heating. To the front and side of the property is a large parking area with the double garage, the garden is laid to lawn with mature trees and shrubs, a pedestrian gate leads to the front of the property with a raised decked seating area.

EPC Rating - C
Council Tax Band - C

AGENTS NOTE: No Pets

VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

Material Information

Construction - Traditional Build
Utilities - Electricity, water and mains drainage
Heating - Oil Heating

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see below:

<https://www.checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.checker.ofcom.org.uk/en-gb/broadband-coverage>

For information regarding flooding, please see below:
flood-map-for-planning.service.gov.uk/location

Planning - To view planning applications in the local area, please see below:
<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

Fees apply;

- Holding deposit; The holding deposit of 1 weeks rent will be retained and put towards the first months' rent, subject to successful referencing. The holding deposit is non-refundable if the tenancy does not go ahead due to the tenants providing false or misleading information, pulling out or failing the right to rent check. Details will be put in writing to the tenants within 7 days of the application not proceeding.
- Late payment of rent; 3% above the Bank of England base rate which, after 14 days can be backdated to the day rent was due.
- Any alternations/variations to the tenancy agreement; £50.
- Early termination fee (with landlords consent) £510.00.
- All charges are inclusive of vat.

A property cannot be held in reserve until all relevant monies have been paid.

- Any keys or security devices that are lost during the tenancy will be charged to the tenant.

Directions

Further Information

The deposit required is £1,846

Accommodation

All measurements are approximate.

