



Holemoor Ridge Holemoor, Combe St. Nicholas, Chard,
Somerset TA20 3AE

An extremely well presented, four double
bedroom, detached home in a wonderful location.

Approximately 15 miles to Taunton, Easy access to M5/A358/A303

• Modern Property • Three En-Suites • Study • Three Reception
Rooms • Garage • Available NOW • 6 /12 Months Plus • Deposit:
£3057 • Council Tax Band: F • Tenant Fees Apply

£2,650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door leading into;

ENTRANCE HALLWAY

Light entrance hallway with stairs rising to the first floor, understairs cupboard and doors to;

DOWNSTAIRS CLOAKROOM

Comprising of; WC and wash hand basin within vanity unit.

SITTING ROOM

18'2 x 11'4

Oak double doors with glass panels lead into the sitting room with Unnatural carpet, underfloor heating and electric fireplace. Archway through to kitchen and doors to;

FAMILY ROOM

Oak double doors with glass panels leading into the family room with unnatural carpet, underfloor heating, electric fireplace and dual aspect windows. Door to;

STUDY

11'5 x 9'8

Convenient room with window overlooking the rear of the property, unnatural carpet and underfloor heating.

KITCHEN

18'10 x 9'8

Modern fully fitted kitchen with a range of Ivory coloured shaker units, marble worktop, double oven, electric hob with extractor over, stainless steel inset sink, integrated dishwasher, integrated fridge freezer. Window overlooking the rear of the property and underfloor heating. 'unnatural carpet. There is a door to the garden, a door leading back into the entrance hall and door to;

UTILITY ROOM

11'4 x 9'8

Continuation of the Ivory coloured shaker units and marble worktop with stainless steel inset sink, space and plumbing for washing machine and tumble dryer. Window overlooking the rear of the property and underfloor heating. Door to the side of the property and door to;

DINING ROOM

18'2 x 11'4

Dual aspect room with unnatural carpet, underfloor heating and oak double doors with glass panels leading back out to the entrance hall.

STAIRS & LANDING

Unnatural carpeted stairs and landing with large airing cupboard and doors leading to;

BEDROOM 1

19'2 x 15'2 into door

Dual aspect room with views, unnatural carpet, radiators and built in wardrobe. Door to;

EN-SUITE

Comprising of; walk-in shower, WC, window, wash hand basin within vanity unit and towel radiator.

BEDROOM 2

14'8 x 11'5

Double bedroom with front aspect, radiator and unnatural carpet.

BATHROOM

11'4 into recess x 9'6

Comprising of; wash hand basin within vanity unit, WC, freestanding bath and towel radiator.

BEDROOM 3

14'4 x 11'4

Double bedroom with front aspect, radiator and unnatural carpet, door leading to;

EN-SUITE

Comprising of; wash hand basin within vanity unit, WC, shower cubicle and towel radiator.

BEDROOM 4

15'3 x 11'4

Double bedroom with rear aspect, radiator and unnatural carpet, with door leading to;

EN-SUITE

Comprising of; walk-in shower, towel radiator, wash hand basin within vanity unit and WC.

OUTSIDE

The property benefits from an enclosed wrap around garden, there is ample parking on the gated drive, large double garage with EV charging port, patio area, large lawned area to the side and front of the property, and a beautiful veranda terrace to enjoy the countryside views.

SERVICES

Electric - Mains connected

Drainage - Private sewerage treatment plant.

Water - Mains connected

Heating - Air Source Heat Pump, underfloor heating to ground floor and radiators to first floor.

There is Fibre connected to the property - Ofcom predicted broadband services - Standard:

Download 20 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - Limited inside on all networks.

External - Likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band F

SITUATION

Quietly tucked away on a private estate surrounded by beautiful Somerset countryside. The property is situated in the Parish of Combe St Nicholas which is served by a pub, shop, church



and village school which has a good Ofsted rating. Whilst the larger communities of Broadway and Horton also provides a primary school, pubs, village store, post office, church and medical centre. Ilminster offers a wider range of amenities with a charming high street, supermarket, First & Middle school, and a theatre. The nearby town of Chard, 7 miles, offers further schooling with the Ofsted: Outstanding Holyrood Academy and the independent Chard School rating Good. The nearest Waitrose can be found at Crewkerne, 11 miles, with the county town of Taunton offering an extensive range of shopping, private and state schooling, cultural and sporting facilities. The A303 (access to London and M3), to the south and the M5 to the north. There are regular train services from Taunton to London Paddington and Crewkerne to London Waterloo. There is easy access to two airports, Exeter & Bristol, with flights to a large variety of international destinations.

AGENTS NOTE

Please note, there is a holiday let property within proximity to the property, the holiday let is not used for Hen or Stag dos and rules apply.

LETTING (Where the landlord will consider pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2650 pcm exclusive of all charges. DEPOSIT: £3057 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.

Pets may be considered at this property subject to a vetting application.

HOLDING FEE 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](https://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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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