

STAGS

Mill Cottage Preston Bowyer, Milverton, Taunton, TA4 1PQ

A bright and spacious two bedroom barn conversion in a secluded setting within easy reach of Taunton and Wellington.

Milverton 1 Mile - Wellington 6 Miles - Taunton 7 Miles

• Newly Refurbished. • Garage, Carport and Parking for 2/3 cars. • Gas Fired Central Heating. • Village Location with Good Travel Links. • Would Suit Professional Single/Couple • Prefer No Pets. • Deposit £1442 • Council Tax Band D. • Available November 2026. • Tenant Fees Apply.

£1,250 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

From the parking area, a black painted glazed wooden door opens on to

ENTRANCE HALLWAY 9'9" x 7'2"

With fully fitted grey tile effect laminate flooring, wooden base units with integrated ceramic butler sink and a white radiator. A wooden panel door leads to

OFFICE 9'9" x 7'9"

With fully fitted grey tile effect laminate flooring, singled glazed black painted wooden framed windows to the front and rear, wall mounted wooden cabinets and a white radiator.

KITCHEN / DINING ROOM 19'0" x 13'6"

A good sized room with a mix of fully fitted grey tile effect laminate flooring and fully fitted grey speckled carpet, single glazed black painted wooden windows to the front and side, black painted glazed wooden door to the front, fully fitted wooden wall and base kitchen units, space for under counter fridge, freestanding electric oven with 4 ring gas hob on top, stainless steel sink, extractor fan, 2 radiators, telephone point and TV point. A wooden panel door opens on to

HALLWAY

With fully fitted brown carpet, original wooden beams to the ceiling, white radiator, telephone point and smoke alarm. A wooden panel door opens to

LOUNGE 14'8" x 13'10"

A good sized bright room with fully fitted beige carpet, black painted wooden windows to the front, slate gas fire, 2 radiators, TV point, thermostat, CO2 alarm and understairs alcove with plenty of storage space.

REAR HALLWAY 8'8" x 8'4"

A glazed wooden door leads in to the rear hallway with fully fitted brown carpet, black painted wooden panel door to the rear, skylight, coat rack and radiator. A wooden panel door goes to

UTILITY 11'9" x 8'0"

With fully fitted brown carpet, glazed black painted wooden window to the rear, fitted grey laminate front base units, stainless steel sink, Worcestor gas boiler, thermostat, loft hatch and mains fuse box. (Washing machine is available for purchase).

DOWNSTAIRS SHOWER ROOM 8'5" x 2'6"

A solid sliding wooden door opens to the downstairs shower with continuation of utility carpet, WC, wash basin, mirror and shower cubicle with thermostatic shower.

STAIRS AND LANDING

With fully fitted brown carpet, skylight, storage cupboard, airing cupboard, smoke alarm and radiator.

BEDROOM ONE 13'10" x 11'10"

DOUBLE with fully fitted wooden flooring, single glazed black painted wooden framed windows to the front, loft hatch and radiator.

BEDROOM TWO 13'6" x 12'0"

DOUBLE with fully fitted wooden flooring, single glazed black painted wooden framed windows to front and side, skylight, radiator, telephone point and TV point.

BATHROOM 9'5" x 5'10"

A bright room with fully fitted floral pattern tile effect laminate flooring, skylight, single glazed black painted wooden framed windows to the side and rear, ceramic bath with showerhead attached, WC, radiator, towel rail, pedestal ceramic wash basin, wooden medicine cabinet and mirror.

OUTSIDE

A private drive leads down to the property which has a large gravel parking area to the front with space for several cars. A single garage and single carport is available for tenants use to the front. The property has a number of flower beds, shrubs and veg patches surrounding the border of the property. A patio area is to the front and provides a lovely seating area with views over the countryside. To the rear of the property is an enclosed courtyard with three storage sheds for the tenants use.

SERVICES

Mains Electric, Gas and Water.
Private Drainage (included within the rent - Landlord to empty)
Council Tax Band D.
Ofcom Predicted Mobile Coverage: All major networks good outdoors, variable indoors.
Ofcom Predicted Broadband: Standard download 15 Mbps, standard upload 1 Mbps. There is not Superfast or Ultrafast broadband available for this property.

SITUATION

Situated within the parish of Preston Bowyer which lies approximately 1 mile east of Milverton. Here a good range of facilities can be found including post office/village store, pub/restaurant, church, village hall, primary school together with a varied selection of societies. Wellington is within 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is also within approximately 7 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From the Stags office in Wellington, turn right at the traffic lights on to North Street and follow the road for 4.5 miles to Milverton. Follow the road through Milverton to the roundabout and take the second exit towards Taunton. Follow the road for half a mile in to Preston Bowyer, continuing around the sharp right hand bend. Turn right down the private lane before the sharp left hand. Follow the lane and the property can be found on the right hand side.
What3Words: ///energy.hype.ballpoint

LETTING

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.

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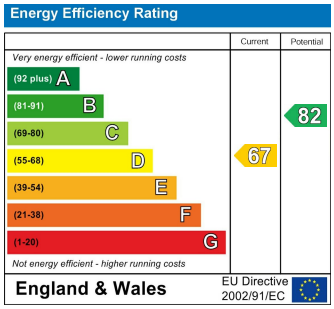
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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