



National  
Trust

**To Let**

**37 Lime Street, Nether Stowey, TA5 1NQ  
£675 per calendar month**



**3 bedroom semi-detached cottage in Nether Stowey, 8 miles west of  
Bridgwater and the M5 and 11 miles north of Taunton  
(Available from March 2010)**

**Viewing Day: Tuesday 2 February 2010**

**Please call the Holnicote Estate Office on 01643 862452 to arrange an  
appointment.**

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

President: HRH The Prince of Wales  
Chairman: Simon Jenkins  
Deputy Chairman: Sir Laurie Magnus  
Director-General: Dame Fiona Reynolds DBE

Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

## **The Location**

The property is next door to Coleridge Cottage, a Trust-owned property open to the public that was the home of the poet Samuel Taylor Coleridge in the late 1700s. It is in the centre of Nether Stowey, a large village in the Quantock Hills with many facilities including shops, pubs, a doctor's surgery and primary school. The village is 11 miles north of Taunton and 8 miles west of Bridgwater and the M5.

## **The National Trust**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

## **The Property**

### Ground Floor

Entrance Hall

Living Room

3.8m x 3.6m. Open fireplace. Window to street.

Dining Room

4.5m x 3.5m. Windows to side and rear.

Kitchen

4.6m x 3.4m) on widest side. Fitted range of wall and base units.

Plumbing for washing machine, corner socket. Deep cupboard under stairs. Window to side.

Utility Room

3m x 2.6m. Plumbing

Bathroom

Bath with shower over, low level WC and basin. Window to side

Storage

3m x 2.6m. Door to outside.

Room/Boot

Room

### First Floor

Bedroom 1

5m x 2.7m. Windows to front and side

Bedroom 2

4.7m x 2.9m. Window to side.

Bedroom 3

3.9m x 3.9m. Window to side.

Lavatory

4m x 0.7m. Low level WC and basin.

### Outside

There is side access to the property via double wooden gates and a driveway. The tenants are also permitted to use the community orchard and vegetable garden behind the house for quiet recreation.

### Services

The property is supplied by mains electricity, gas central heating, mains water and drainage.

### Outgoings and

### Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band D for Council Tax and the standard charge for 2009/2010 payable to Sedgemoor District Council was £1,444.80.

### Energy

### Performance

### Certificate

An Energy Performance Certificate is available for this property in accordance with The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

## **The Tenancy**

### Tenancy

### Application

### Process

Applicants for the tenancy must complete an application form (available at the viewing day). A shortlist of applicants will be invited to attend an interview following which an offer will be made, subject to references and a credit check. Tenants are selected in accordance with The National Trust's house letting policy. Further information is available on [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

### Term

The property is available to let on an Assured Shorthold Tenancy for a term of 6 months.

<u>Rent</u>	£675 per calendar month. The rent is payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.
<u>Rent reviews</u>	The National Trust carries out rent reviews every two years to open market value. The tenant will be required to provide a deposit of £1,012.50, equivalent to one and a half's month's rent, on the signing of the agreement. This will be registered and held under the Tenancy Deposit Scheme.
<u>Deposit</u>	
<u>Insurance</u>	The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities (Summary)</u>	<b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. <b>The Tenant</b> will be responsible for internal repairs and decoration.
<u>Pets</u>	This property is not suitable for dogs. Other pets may be kept with consent from the National Trust

### **Viewings and Further Information**

<b>Viewings</b>	<u>Viewings strictly by appointment only on <b>Tuesday 2 February 2010</b></u>
<b>Contact</b>	The Holnicote Estate Office on 01643 862452 or via e-mail <a href="mailto:holnicote@nationaltrust.org.uk">holnicote@nationaltrust.org.uk</a>

For further information about being a National Trust tenant, visit [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

### **Note**

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.