



West Charlton, Somerton - 4/5 Bed Barn Conversion



West Charlton, Somerton, TA11 7AL

Monthly Rental Of £2,950

Completely renovated barn conversion that is full of character and with many unique features. A high-end kitchen with a range cooker and a kitchen island. Large dining area, shower room, an indoor sauna with a steam and shower. Large stone feature fireplace. Plenty of parking. EPC - C.



Ground Floor

Main Entrance Room

Bespoke front door leading into the property.

Living Room

With a large stone feature fireplace, and a unique handmade staircase leading up to the first floor.

Patio doors to the front of the property that lead out to a decked area and rear patio doors leading out to the back of the property.

Kitchen

A high-end fitted kitchen that benefits from lots of great features such as a range cooker, a large fridge freezer, integrated dishwasher, oven and grill. Wine rack with cooler. A kitchen island with electric hob and a sink. Plenty of storage with base and wall units.

Dining Area

Open plan from the kitchen space with plenty of light from the large double glazed doors that lead out to the front of the property. A spiral staircase that leads up to the first floor balcony/mezzanine area.

Utility Room

Rear aspect with washing machine, tumble dryer, stainless steel sink and plenty of storage.

Shower Room

Comprising of an open shower, wc and wash hand basin.

Sauna & Steam Room

Downstairs all in one sauna, steam and shower. Also with wash hand basin, w/c and double glazed windows.

5th Bedroom/Office/Front Room

Front aspect room that could be used as a double bedroom, office space or front room. with double glazed windows and radiator.

- **4/5 Bedrooms**
- **Completely Renovated Barn Conversion**
- **Modern Kitchen**
- **Large Stone Built Fireplace**
- **All in one Sauna, Steamer and Shower**

First Floor

Master bedroom

A large front aspect double bedroom with built in wardrobes and shelves. Double glazed windows. An en-suite bathroom with a jet wash shower, wc and wash hand basin.

Bedroom 2

Front aspect double bedroom with built in wardrobe and shelving. Two velux windows and a third window that is level with the floor.

Bedroom 3

Bedroom with bespoke built in wardrobes and cupboards. Two velux windows, en suite bathroom with a shower, wc and wash band basin.

Bedroom 4

Bedroom with bespoke built in wardrobes and cupboards. Two velux windows, en suite bathroom with a shower, wc and wash band basin.

Family Bathroom

White bathroom suite with a whirlpool bath, heated towel rail, wc and wash hand basin and two double glazed velux windows.

Mezzanine

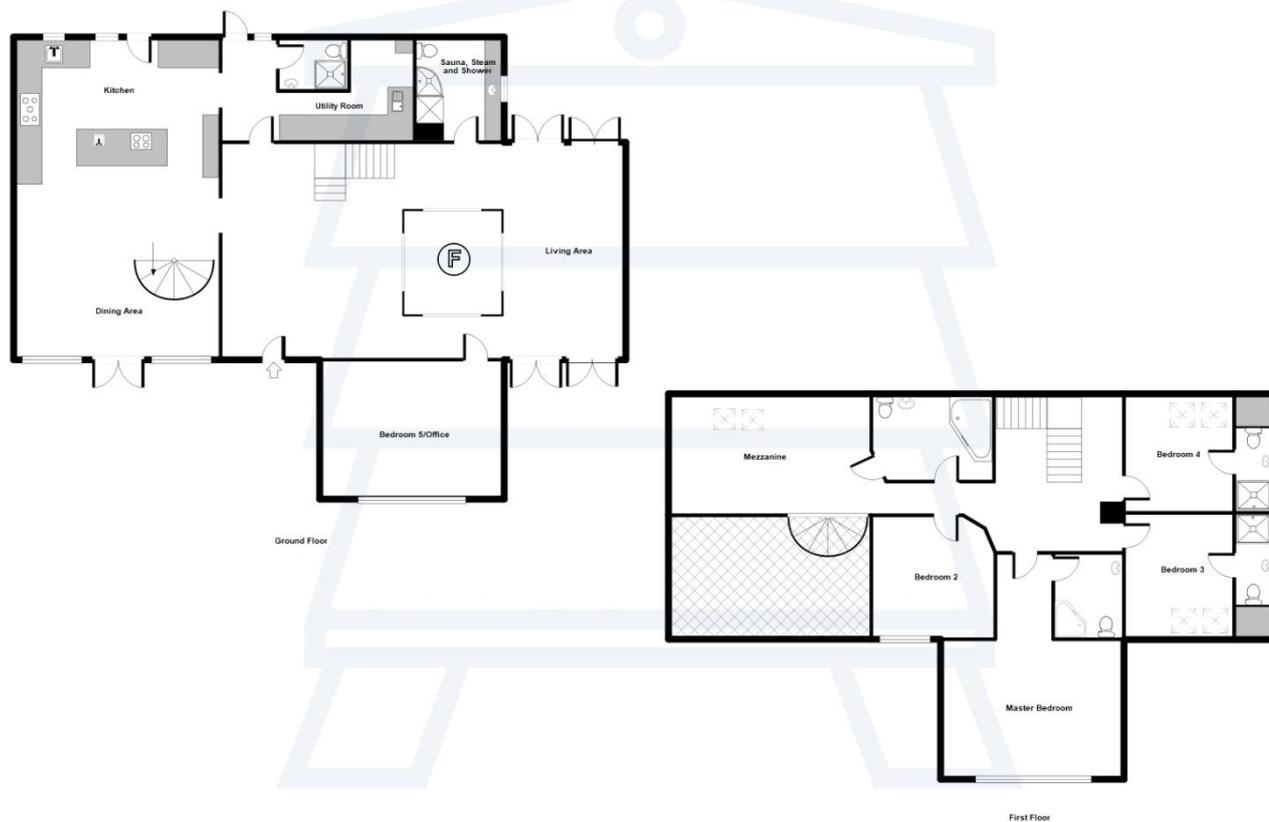
A Mezzanine overlooking the dining area with a bespoke spiral staircase.

Outside

With a large flower bed to the front of the property and plenty of spaces for parking, perfect for if you have a caravan or motor home.

Council Tax Band - G £3,165.88 (2021/22)
Required Annual Household Income of £88,500pa
(Some types of income may not be accepted)

- **3 En-suites, Family Bathroom and Downstairs Shower Room**
- **Lots of Character**
- **Large Open Spaces**
- **Mezzanine**
- **Plenty of Parking**



*All room measurements and layouts are approximate.

Tenant Fees

Holding Deposit - £300
(Less than one week's rent)

First month's rent - £2950
Security deposit - £3403

For a full list of our fees please visit our website or office.

Client Money Protection - Busybee Lettings is a member of Safeagent, all safeagent accredited firms are part of a Client Money Protection (CMP) Scheme which offers recompense to tenants and landlords of rent, unprotected deposits or other client funds in the event that monies have been misappropriated or fraudulently used by a safeagent firm. <https://www.safeagents.co.uk>

The Property Ombudsman - Busybee Lettings is a member of The Property Ombudsman <https://www.tpos.co.uk>

Viewing Arrangements

If you are interested in viewing this property, please contact us to arrange an appointment.

Office: 01458 898008

Email: enquiries@busybeelettings.co.uk

Office Hours: Mon. To Fri. 9am to 5pm, Sat 9am to 12pm.

129 High Street, Street, Somerset BA16 0EX

