

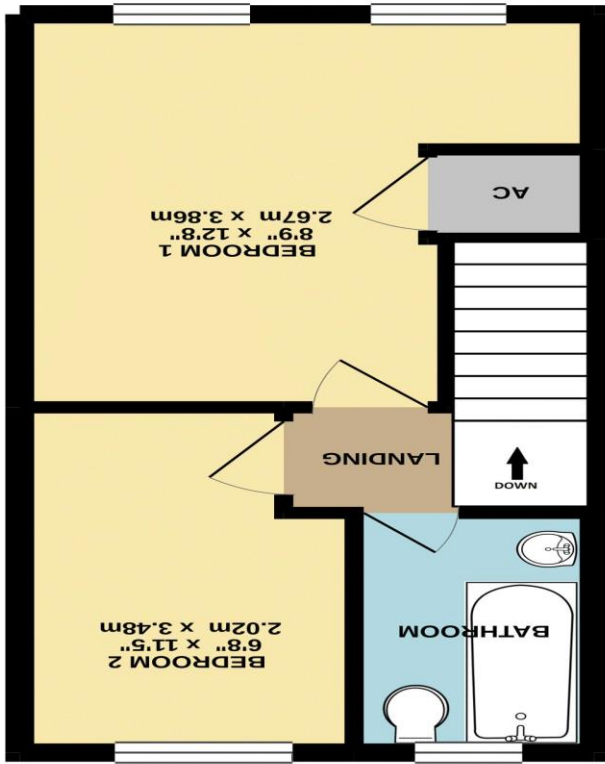
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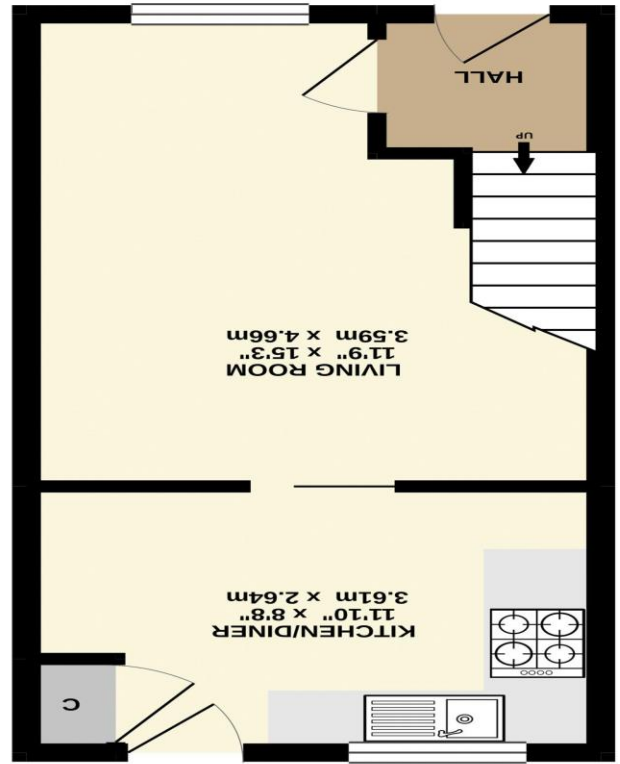


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 as to their operability or efficiency can be given.  
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
 of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

TOTAL FLOOR AREA : 562 sq. ft. (52.2 sq. m.) approx.



1ST FLOOR  
 281 sq. ft. (26.1 sq. m.) approx.



GROUND FLOOR  
 281 sq. ft. (26.1 sq. m.) approx.



£995

**WARE & CO**  
 estate and letting agents

## 12, Rupert Street, Taunton, TA2 6JT

A modern two bedroom home close to Taunton Town Centre

Easy access to Taunton Railway Station

Gas fired central heating and sealed unit double glazing

Drive parking for two cars

Private enclosed rear garden

Good sized living room

Kitchen/dining room

Two bedrooms

Family bathroom

Well recommended by the sole agents



Standing in the favoured Rowbarton Area of Taunton is this spacious two bedroom house with allocated parking for two cars. The property is offered with gas fired central heating and double glazing and briefly comprises an entrance hall, living room, kitchen/dining room, two bedrooms and a first floor bathroom. To the rear is an enclosed garden. Taunton Railway Station is a short walk away, whilst the town centre is approximately 10 minutes. Affordability £22,350pa

Agent notes: Rent: £745pcm payable in advance. Tenancy Deposit: £850 payable in advance and to be held with the DPS. Holding Deposit: £170. Click 'Tenancy Info' for full information of permitted payments. No pets. Only 1 child considered. No smokers. No sharers. Council Tax B. EPC Rating C.

