



# TOWNSEND

LETTING & MANAGEMENT

Maxwell Street, Taunton

3 Bedroom House - Terraced

£1,500 Per  
Calendar

Available 17th June 2024





£1,500 Per Calendar Month  
Council Tax Band B

Deposit £1,730  
Floor Area 1485.00 sq ft

- Council Tax Band B
- Stunning open plan rear kitchen/diner
- Permit parking
- Presented in excellent order throughout
- Quiet town centre location
- Pretty secluded rear garden
- Gas central heating
- Available NOW

TOWNSEND LETTING & MANAGEMENT are delighted to offer this gorgeous three double bedroom period property. Located on Maxwell Street this Victorian terrace property is close to Taunton train station, and the town centre while offering good access to the M5 for commuters. There are primary schools nearby including, North Town, St Andrews and Taunton School. Greenway Park is a 5 minute walk



The property is positioned on a corner plot which makes the internal space a lot larger than your standard Victorian Terrace. On the ground floor, there are two reception rooms as well as a stunning, large kitchen/dining space across the rear which opens up to a mature, secluded back garden with side rear access. There is also a useful utility room with downstairs WC.

Upstairs, there are three double bedrooms and a generous family bathroom.

It is available from 17th June and would suit a small family sorry no pets.

Please use our 360 virtual tour to fully explore this beautiful property and call us to arrange an appointment to view.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income. You will need a household income of £45,000 per annum to meet affordability criteria.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	83
	EU Directive 2002/91/EC		