



# TOWNSEND

LETTING & MANAGEMENT

Grove Gate, Staplegrove, Taunton  
4 Bedroom House - Mid Town House

£1,600 Per  
Calendar  
Available 19th August 2024





£1,600 Per Calendar Month  
Council Tax Band C

Deposit £1,846  
Floor Area 1205.00 sq ft

- Modern build town house
- Council Tax Band C
- Gas central heating
- Garage
- One dog or cat allowed
- Double glazing

TOWNSEND LETTING & MANAGEMENT are pleased to offer to the rental market this deceptively spacious FOUR bedroom townhouse in the popular Staplegrave area, NW of Taunton town centre. PET FRIENDLY - ONE small dog or cat allowed.

The property is well presented throughout and is laid out over three floors with bright and spacious providing useful accommodation.



On the ground floor there is an entrance hallway with a downstairs WC, door to garage with power and light and a modern kitchen diner to the rear, overlooking the garden. Up to the first floor there is a family bathroom with a shower over the bath, bedroom 2 and a lovely large L shaped bright lounge. Up to the second floor to three further bedrooms, the master has an ensuite shower room. Outside to the rear is an easily maintained patio garden with rear access path. There is one off street parking space in front of the garage.

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.

Staplegrave is a very convenient part of town, offering access out to the M5 at Wellington and the town centre in 5 mins. The mainline BR station is also here, with a good selection of shops. The schools are also excellent and the beautiful Quantock Hills countryside a short drive away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	