



TOWNSEND

LETTING & MANAGEMENT

Taunton

£1,100 PCM

3 Bedroom House - Semi-Detached

Available 9th August 2024



15 Lambrook Close, Taunton, TA1 2AQ



£1,100 PCM
Council Tax Band B

Deposit £1,269
Floor Area 764.00 sq ft

- Gas Central Heating
- Wired for satellite TV
- Garden Private
- Off street parking for 1 car
- Council Tax Band B

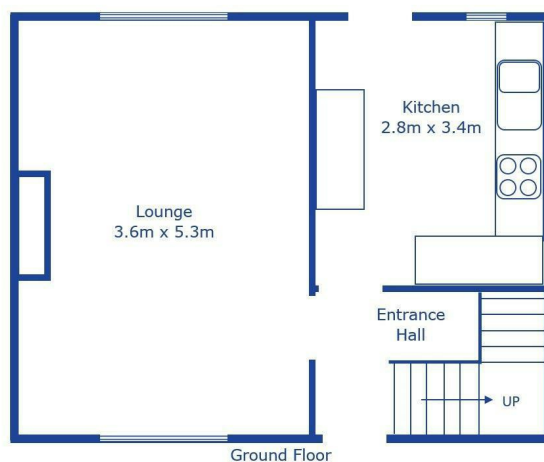
TOWNSEND LETTING & MANAGEMENT are pleased to offer this THREE BEDROOM family home giving value for money in a quiet, convenient location for both town access and out to J25 of the M5 motorway.

The semi detached property offers a large bright lounge/diner, a spacious modern kitchen, one double bedroom and two good size singles (interconnecting). Modern bathroom with shower over bath.

Outside to the rear is a delightful good sized garden arranged for easy maintenance and a compact brick built shed. The front has hard standing parking for one car.

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.

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	