



TOWNSEND

LETTING & MANAGEMENT

The Shoulders, Taunton
2 Bedroom House - End Terrace

£1,150 Per
Calendar
Available 16th August 2024





£1,150 Per Calendar Month
Council Tax Band B

Deposit £1,326
Floor Area 624.00 sq ft

- Council Tax Band B
- Off street parking
- Modern, energy efficient home
- Accessible to M5 motorway

TOWNSEND LETTING & MANAGEMENT are delighted to offer this two DOUBLE bedroom modern property in a quiet cul de sac on the popular Nerrols Farm development. The house is presented in very good decorative order. It also has a manageable side and rear garden .

The accommodation comprises on the ground floor - entrance hallway, lounge, kitchen/diner, back door to garden and garage with driveway. Upstairs are two double bedroom and a bathroom with window. There is double glazing and gas central heating.

Nerrols Farm is an attractive and convenient location popular with families and couples. It offers easy access to Blackbrook, out to the M5 and Taunton town centre.

SUIT PROFESSIONAL COUPLE, SORRY NO CHILDREN OR PETS

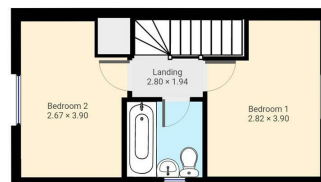
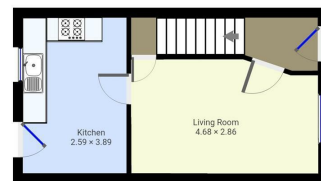
Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves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

Broadband/Mobile phone coverage

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.

Please note Tenants cannot run/register a business from this property.



This is a guide only. No guarantee is given for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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	