



TOWNSEND

LETTING & MANAGEMENT

Clarence Street, Taunton
3 Bedroom House - Terraced

£1,350 Per
Calendar
Available 26th July 2024





£1,350 Per Calendar Month
Council Tax Band B

Deposit £1,557
Floor Area 925.00 sq ft

- Fantastic central location near the River
- Spacious, bright period accommodation
- On street permit parking
- Council Tax Band B
- Freshly refurbished throughout
- Gas central heating
- Ready NOW

TOWNSEND LETTING & MANAGEMENT are pleased to offer this gorgeous, recently refurbished Victorian terrace house in a superb town centre location near beautiful French Weir.

It benefits from gas fired central heating and double glazing, the newly decorated and carpeted accommodation comprises an entrance hall with stairs to the first floor, living room with bay window, separate dining room, fitted kitchen, ground floor refurbished bathroom and three generous first floor bedrooms. The rear garden is easily maintained and there is a (secure) pedestrian back access gate out to the River path.

PLEASE SEE OUR VIRTUAL TOUR FOR A GREAT ALL ROUND VIEW OF THIS LOVELY PROPERTY

On street permit parking. Please check the Somerset Council website for details. Please note the fireplaces throughout the property are decorative and not for use. Services; Main services of gas, electricity, water and drainage are connected.

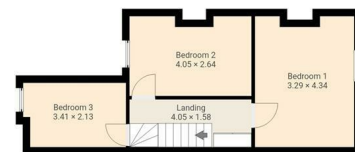
Broadband

The options of standard, superfast and ultra-fast broadband are available in the area and to the property. For an indication of broadband speeds available please refer to the 'Ofcom checker' website.

Mobile phone coverage

There is mobile phone coverage in the area and at the property, although limited with some providers- for further information on coverage please refer to the 'Ofcom checker' website or your individual mobile phone provider.

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.



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

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