



# TOWNSEND

LETTING & MANAGEMENT

Priory Park Taunton

£1,300 PCM

3 Bedroom House - Terraced

Available 1st May 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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>	EU Directive 2002/91/EC	

£1,300 PCM  
Council Tax Band C

Deposit £1,500  
Floor Area 785.77 sq ft

- Gas Central Heating
- Council Tax Band C
- Convenient quiet location
- One off street parking space
- EPC rating C

TOWNSEND LETTING & MANAGEMENT are pleased to offer this deceptively spacious three bedroom modern house in the ever popular Priory Fields area of town. Offering convenience of location and bright and airy accommodation, this house will be popular so call us now.

The accommodation provides on the ground floor; entrance hall, cloakroom, open plan lounge diner, modern kitchen. Upstairs are three good size bedrooms and a family bathroom.

The house benefits from a manageable rear garden and one off road allocated parking space. There is further permit parking at the front. It has gas central heating and uPVC windows.

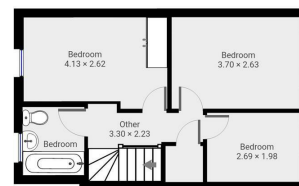
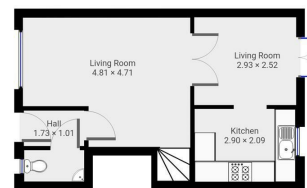
STRICTLY NO PETS SORRY

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.