



TOWNSEND

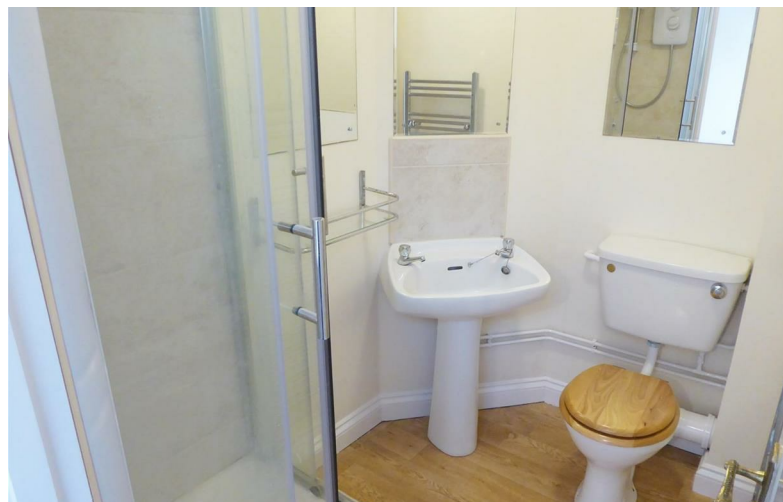
LETTING & MANAGEMENT

Haines Hill, Taunton

£925 PCM

1 Bedroom House - Detached

Available 13th June 2025



The Coach House 11 Haines Hill, Taunton, TA1 4HN



£925 PCM
Council Tax Band B

Deposit £1,067
Floor Area 344.45 sq ft

- Gas Central Heating
- Council Tax Band B
- Garage AND one parking space
- Private courtyard
- Quiet location in prestigious area

TOWNSEND LETTING & MANAGEMENT are delighted to offer this charming ground floor one bedroom DETACHED period property in a prestigious and convenient location just south of Taunton town centre.

The property benefits from gas central heating, private courtyard, a large GARAGE and one parking space. It comprises an entrance hallway, kitchen, bright double bedroom, en suite shower room, attractive lounge with side door to courtyard and garage with useful mezzanine storage over.

Sorry no children or pets, suit SINGLE PERSON

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, they should not be relied upon and potential tenants are advised to recheck the