



Flat 12 Lisieux Court, Haywood Road, Taunton, TA1 2LW

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A recently refurbished two bedroom first floor flat in the popular Blackbrook area.

Taunton Town Centre 1 Mile - M5 Junction 2.3 Miles - Wellington 12 Miles

• Newly Refurbished • Convenient Location • Electric Night Storage Heaters • One Allocated Parking Space • Not Suitable For Pets • Available Early May • Deposit £1211 • Council Tax Band B • Suit Professional Single/Couple • Tenant Fees Apply

£1,050 Per Calendar Month

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## ACCOMODATION TO INCLUDE

Communal entrance leads up to the front door which opens to:

### ENTRANCE HALLWAY

With wood effect flooring, night storage heater, walk in cupboard with shelving. A door to:

### SITTING/DINING ROOM

A dual aspect room with wood effect vinyl flooring, night storage heater and electric wall heater. Door into

### KITCHEN

With laminate flooring, a range of fitted beech effect fronted wall and base units, stainless steel sink unit, space for automatic washing machine, work surface with tiled splashback, a freestanding electric cooker and windows to rear.

### BEDROOM ONE

A double with windows to the rear and electric wall mounted heater.

### BEDROOM TWO

A double with windows to rear, electric wall mounted heater.

### BATHROOM

Newly fitted suite comprising bath with electric shower over, vanity wash hand basin, electric wall heater, extractor fan, airing cupboard and window to rear.

### OUTSIDE

To the rear of the property is one allocated parking space for the property.

There is a shared communal garden to rear with a separate allocated shed for tenant use.

### SERVICES

Mains Electric.

Mains Water and Drainage.

Electric Night Storage Heating.

Ofcom Predicted Mobile Coverage: Indoor - O2 Likely, Outdoor - EE, Three, O2 and Vodafone Likely

Ofcom Predicted Broadband: Standard Download 4 Mbps (Superfast 67 Mbps, Ultrafast 1000 Mbps), Standard Upload 0.5 Mbps (Superfast 20 Mbps, Ultrafast 1000 Mbps)

Council Tax Band B

### SITUATION

The property is situated on the eastern side of Taunton in the popular Blackbrook development. The town centre offers an extensive range of

shopping, leisure and scholastic amenities. There is easy access via junction 25 of the M5 motorway and there is also a mainline railway station with a direct line to London Paddington.

### DIRECTIONS

From the M5 north, exit at junction 25 for Taunton and at Blackbrook Roundabout, take 2nd exit on to A358/Toneway. (From M5 South, take 5th exit at Blackbrook Roundabout on to A358/Toneway.) At the next roundabout, take the first exit and continue on to A358. At the crossroads, turn left on to Bridgwater Road. Continue for half a mile before turning left on to Ilminster Road and at the roundabout, take the 2nd exit on to Blackbrook Way. Continue for half a mile and at the next roundabout, take the 2nd exit on to Lisieux Way and continue for a quarter of a mile. Turn left on to Normandy Drive and then the next left on to Bacon Drive. At the end of the road, turn left on to Haywood Road and the property can be found at the end on the right hand side.

### LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid May. RENT: £1050 per calendar month exclusive of all charges. DEPOSIT: £1211 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly through the agents.

### HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	77
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	