



**STAGS**

4 Mill House Road, Norton Fitzwarren, TA2 6DA

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A well presented, spacious first floor unfurnished apartment benefitting from views to the south side of Taunton.

3 Miles to Taunton Town Centre | 8 Miles Wellington

• 2 Double Bedrooms • Sitting Room • Gas Fired Central Heating • Allocated Parking Space • Not Suitable for Pets • Available Early June • Deposit £1,096 • 12 Months Plus • Council Tax Band B • Tenant Fees Apply

**£950 Per Calendar Month**

01823 662234 | [rentals.wellington@stags.co.uk](mailto:rentals.wellington@stags.co.uk)

## ACCOMMODATION TO INCLUDE

From front, secure communal front door leads to hall with private post box and carpeted stairs to the first floor leading to number 4 entrance door.

## HALL

Fitted airing cupboard, radiator, entry phone, BT Openreach point, pendant light, fitted carpet.

## SITTING ROOM 13'9" x 11'5"

Spacious bright south facing room with views to the Blackdowns. Radiator, pendant lights, TV & telephone points, curtain pole, fitted carpet.

## KITCHEN 9'10" x 6'6"

Fitted kitchen including range of white wall & floor cupboards, wood effect worktops, stainless steel sink, integral gas hob, electric oven, stainless steel extractor hood, gas combi boiler, space for washer dryer and fridge freezer, floor heater, wood effect vinyl flooring.

## BATHROOM

With vinyl flooring, window to rear, white suite comprising: bath, wash basin with mirror above, WC, Shower over the bath with rigid shower screen, extractor fan.

## BEDROOM 1 9'10" x 12'5"

Good sized double with curtain pole, radiator, fitted carpet.

## BEDROOM 2 9'10" x 8'6"

Double size with natural recess space for a wardrobe, curtain pole, radiator, fitted carpet.

## OUTSIDE

Shared secure entrance door with intercom. Private marked parking space for one car with permit. Communal bin store

## SERVICES

Mains Electric  
Mains Gas  
Mains Water and Drainage  
Council Tax Band B

## Broadband

Standard 4 Mbps 0.6 Mbps Good  
Superfast 140 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps

## Mobile

Ofcom Projected Mobile Data: Indoor: O2, EE, Three and Vodafone Limited. Outdoor: EE, Three, O2 and Vodafone Likely.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available early June.

RENT: £950 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,096 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). 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.

## 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	84
EU Directive 2002/91/EC			