



STAGS

House 1 26-28 St John Street, Bridgwater, TA6 5HS

A newly refurbished, unfurnished, three bedroom house situated close to the centre of Bridgwater.

Bridgwater town centre 0.7 Miles - Taunton 12 Miles - Weston-Super-Mare 22 Miles

• Kitchen/Breakfast Room • Sitting Room • Three Bedrooms • Shower Room • Double Glazing • Deposit £1148 • 6/12 months • Not suitable for pets • Available immediately • Tenant fees apply

£995 Per Calendar Month

01823 662234 | rentals.wellington@stags.co.uk

ACCOMMODATION TO INCLUDE

Upvc door from front into

HALL

UPVC door from front, window to side. Vinyl flooring, door into:

KITCHEN

Electric night storage heater, range of wall and base units, worksurface. Stainless steel sink unit, space for Electric cooker. Space for washing machine, undercounter fridge, extractor. wood effect laminate flooring. Tiled splash back
Door into:

SITTING ROOM

2 x Electric night storage heater, door to understairs cupboard
Dual aspect, Electric panel

FIRST FLOOR STAIRS & LANDING

Electric night storage heater, airing cupboard

BEDROOM 1

Double size, window to rear, built in storage cupboard/wardrobe

BEDROOM 2

Double size, window to front

BEDROOM 3

Small double, window to front, electric night storage heater

SHOWER ROOM

Shower enclosure, electric shower, WC, wash handbasin, vinyl flooring, extractor, towel rail

OUTSIDE

To the front of the property is a communal courtyard. There is no allocated parking but on street parking is available on a first come first served basis in St John Street or the Barclay Street public pay and display car park is close by.

DIRECTIONS

From Junction 24, take the 1st exit off the Huntworth Interchange on to A38 and at the roundabout, take the 3rd exit to stay on A38 for half a mile. At the next roundabout, continue straight to stay on A38/Taunton Road for 1 mile. At the traffic lights, turn right on to Broadway. At the next traffic lights, turn right on to Salmon Parade and then immediately left on to Cranleigh Gardens. Follow the road around to the end and then turn left on to St John Street. The entrance to 26-28 St John Street will be seen on the right hand side just after the Bunch of Grapes Public House.

It is recommended to park in the Barclay Street Car Park and walk around to the property for viewings.

SERVICES

Mains electric, water & drainage. council tax band A.
Ofcom predicted mobile: O2 & Vodafone Likely. EE & Three; Limited
Ofcom predicted broadband, Upload: Standard; 15Mbps Superfast; 80 Mbps Ultrafast; 1000 Mbps
Ofcom predicted broadband, Upload: Standard; 1Mbps Superfast; 20 Mbps Ultrafast; 1000 Mbps

SITUATION

The property is located approximately 1 mile away from the town centre. The property is just up the road from the railway station, and the M5 Junction 24 is only 2 miles providing convenient links to the nearby cities of Taunton and Weston-Super-Mare.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £995 exclusive of all charges. DEPOSIT: £1148 returnable at end of tenancy, subject to 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. Viewing 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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@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		
EU Directive 2002/91/EC		