



Flat 3, Mary Street Memorial School Mary Street,
Taunton, TA1 3PE

A very well presented two bedroom apartment
with beautiful features.

Taunton Town Centre Location

• Two Shower Rooms • High Ceilings to Living Area • Available NOW • 12
Months Plus • Council Tax Band: B • Deposit: £1142 • Sorry, Not Suitable for
Pets • Tenant Fees Apply

£990 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

COMMUNAL FRONT DOOR

From Mary Street the communal entrance is found with intercom system linked to each apartment. Once inside there are three flights of stairs leading to;

APARTMENT ENTRANCE

Private front door into;

HALLWAY

With intercom telephone system, and steps to;

KITCHEN/DINER

From the end of the hallway and to the left the living area can be found. Starting with the dining area with a beautiful stain glass window feature, wooden exposed floorboards, radiator and storage cupboard. Moving onto the modern newly fitted kitchen with space and plumbing for washing machine, space for undercounter fridge freezer, electric oven, electric hob with extractor fan above, stainless steel sink with draining board and ample work surface. Leading to;

SITTING ROOM

Carpeted room with high ceilings and large windows allowing ample light.

BEDROOM 2

From the hallway, and down a few steps the second bedroom can be found on the right. This room is a single bedroom or would be a good office space, newly fitted carpet, window and radiator.

SHOWER ROOM

From bedroom two, back out to the inner hallway and down a few more steps, the shower/ wet room will be on the left hand side, comprising of; WC, shower on riser bar, wash hand basin and towel radiator.

BEDROOM 1

Up a couple of steps leads you into bedroom one, a large double bedroom with newly fitted carpet, built in wardrobe, windows, radiator and door to;

EN-SUITE

Comprising of; enclosed shower cubicle, wash hand basin, WC and towel radiator.

OUTSIDE

There is no outside space or parking with this property, however it is situated a short distance from Vivary Park and Taunton Town Centre.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE, Three, O2 and Vodafone. External likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band B

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available Now. RENT: £990 per calendar month exclusive of all charges. DEPOSIT: £1142 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

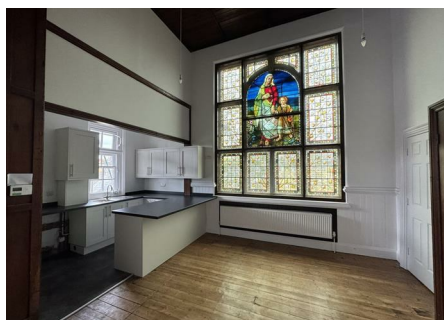
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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		