STAGS

2 Market Court, Bridgwater, Somerset TA6 3EP

A newly redecorated one bedroom, unfurnished flat, with parking a short walk from Bridgwater town centre.

Bridgwater town centre 0.3 Miles - Taunton 12 Miles - Weston-Super-Mare 25 Miles

• Spacious First Floor Flat. • Convenient Travel Links. • Central Location. • Not Suitable For Pets Or Children. • Electric Heating • Council Tax Band A. • Deposit £778. • 6/12 Months Plus. • Available Immediately. • Tenant Fees Apply.

£675 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
A communal door opens to communal stairs and landing and front door to flat. Front door with Yale lock opens to

ENTRANCE HALLWAY
With fully fitted tiled flooring, pendant light, loft hatch (not to be accessed by tenants), coat hooks and fuse boxes.

LIVING ROOM/DINING ROOM
A good sized room with fully fitted carpet, double glazed UPVC windows to the rear, a drop pendant light, electric night storage heater, BT Openreach socket, satellite cable and TV point.

KITCHEN
A square Kitchen area complete with fully fitted wall and base units and marble effect countertop. Space for an electric oven, an extractor fan, stainless steel sink unit and several plug sockets.

BEDROOM
DOUBLE with fully fitted carpet, a pendant light, double glazed UPVC window to rear, an electric night storage heater, mirror and airing cupboard containing water heater.

BATHROOM
With fitted vinyl flooring, double glazed UPVC windows to rear, WC, wash basin, ceramic bath, Mira electric shower, extractor fan and towel rail.

OUTSIDE
There is one allocated parking space, labelled no 2, in the shared private carpark.

SERVICES
Mains Electric
Mains Water and Drainage
Ofcom predicted Mobile: EE, Three, O2 and Vodafone all Likely.
Ofcom predicted broadband: Standard Download 18 Mbps Upload 1 Mbps. Superfast and Ultrafast available.
Council tax Band A.

SITUATION
The property is within Market Court, just set back from Market Street, Bridgwater. Market Street is a short walk from the town centre and close to Angel Place shopping centre and the town centre provides further amenities.

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 left on to Broadway. After half a mile, turn right on to Penel Orilieu. At the roundabout, take the 1st exit and then immediately turn right on to Market Street and the property can be found a short distance down the road on the right. The entrance to the property can be found at the far end of the private carpark.

There is a small carpark at the top of Market Street available for parking when attending viewings.

LETTING
The property is available to let on a assured shorthold tenancy for 6/12months plus, unfurnished and is available end of September. RENT: £675pcm exclusive of all charges. Sorry no pets allowed. Not suitable for children. DEPOSIT: £778 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.

RENTERS RIGHTS BILL
It has been confirmed that phase one of the Bill will be implemented on 1st May 2026.
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.
This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.
For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implement _roadmap.pdf

STAGS

7 High Street, Wellington, TA21 8QT
01823 662234
rentals.somerset@stags.co.uk

@StagsProperty

arla | propertymark
PROTECTED

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		65

England & Wales EU Directive 2002/91/EC