



## Flat 2, Mariners Court Mariners Close, Bridgwater, TA6 5EG

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A newly redecorated and recarpeted, one bedroom, first floor apartment close to the centre of Bridgwater.

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

• Unfurnished • Convenient location • One allocated parking space • Secure gated development • Council tax band A • Deposit £807 • 6/12 months plus • Not suitable for pets / children • Available immediately • Tenant fees apply

£700 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

From front, solid wooden door into COMMUNAL HALLWAY with stairs rising to FIRST FLOOR LANDING with wooden apartment front door opening into

### INNER HALL

With door into

### LIVING ROOM

13'9" x 13'9"

With window to front, side mounted wall lights, electric night storage heater, intercom door entry system.

### KITCHEN

4'11" x 4'11"

Compact kitchen with linoleum wood effect flooring, range of fitted wall and base units, stainless steel sink unit, double electric hob, electric microwave/combi oven, space for fridge. Please note there is no space for a washing machine however, there is a laundrette nearby.

### BEDROOM

8'6" x 8'2"

Double room, with open wardrobe space with shelving and hanging rail. Door into

### SHOWER ROOM

Newly fitted with white suite comprising WC, wash hand basin, self contained shower cabin, shaver point and light, electric heater, extractor fan.

### OUTSIDE

The apartment is situated within a secure gated development with both vehicle and pedestrian access gates. There is one allocated parking space.

### SERVICES

Mains electric, water & drainage. Council tax band A.

Ocom predicted mobile: O2 & Vodafone; Variable. EE & Three; Good Ocom predicted broadband, Upload: Standard; 1Mbps Superfast; 20 Mbps

Ocom predicted broadband, Download: Standard; 14Mbps Superfast; 81 Mbps

Ultrafast; not available.

### 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 leading to Monmouth Street. Turn right into Polden Street, proceeding down this road, where the entrance to Mariners Close, leading to Mariners Court, will be found on the right hand side.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy on a long let, unfurnished and is available immediately. RENT: £700 exclusive of all charges. DEPOSIT: £807 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.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_roadmap.pdf)



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.



7 High Street, Wellington, TA21 8QT  
01823 662234  
[rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)



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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		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		