



131 Staplegrove Road, Taunton, Somerset TA2 6AF

A well presented 5 bedroom, semi detached house in a prime location close to Taunton School, the Town Centre and Train Station.

Approximate distance to Taunton Town Centre 1.2 miles - Taunton Train Station 0.8 miles

• 5 Bedrooms • Garden • Garage • Convenient Location • Available Late April • Pets Considered (terms apply) • Available 6/ 12 months plus • Deposit: £2307 • Council Tax Band: E • Tenant Fees Apply

£2,000 Per Calendar Month

01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)



## ACCOMMODATION TO INCLUDE

Front door leading into:

### HALLWAY

Laminated flooring with doors to;

### LIVING ROOM

Spacious room with bay window, carpet, radiator and wood burner.

### DINING ROOM

Light room with French doors out to the garden. Laminated flooring and radiator.

### CLOAKROOM

Convenient downstairs toilet with wash hand basin.

### KITCHEN

Well presented kitchen with Range Cooker, integrated washing machine and fridge/ freezer.

### FIRST FLOOR

Carpeted stairs leading up to the first floor landing, airing cupboard.

With doors to;

### BEDROOM 2

Large double bedroom with carpet and radiator.

### BEDROOM 3

12'5" x 11'5"

Double bedroom overlooking the rear garden with carpet and radiator.

### BEDROOM 4

13'1" x 11'5"

Double bedroom overlooking the rear garden with carpet and radiator.

### BATHROOM

Modern bathroom with low level WC, wash hand basin and bath with shower over.

### SECOND FLOOR

Carpeted stairs leading up to the first floor landing, with doors to;

### BEDROOM 5

8'2" x 13'1"

Small double bedroom or study, with carpet and radiator.

### MASTER BEDROOM

16'4" x 10'9"

Large Master Bedroom with built in wardrobes, carpet and radiator.

### EN-SUITE

Modern suite with walk in shower, low level WC and wash hand basin.

### OUTSIDE

The property benefits from a lovely enclosed rear garden, partly laid to

lawn and a composite decking area perfect for summer evenings. There is a side gate with access to the front of the property, the driveway where there is parking for one car and a garage.

### SERVICES

Mains electric, gas, water and sewage. Council Tax Band E.

### DIRECTIONS

From the centre of Taunton proceed out of town from North Street into Bridge Street, bearing left onto Staplegrove Road. Continue along this road out of town and the property can be found on the left hand side shortly after the main entrance into Taunton School.

### LETTING

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available late April. RENT: £2,000.00 per calendar month exclusive of all charges. Pets considered (terms apply), where the let permits a pet the rent will be £2,050 per calendar month. DEPOSIT: £2,307.00 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 & 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92+ (A+)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
27-38	F		
1-26	G		
Not energy efficient - higher running costs			
		74	81
EU Directive 2002/91/EC			
England & Wales			