



11 Staplegrove Manor, Staplegrove, Taunton, TA2 6EG

A spacious, one bedroom, ground floor flat in a popular location of Taunton.

Taunton Town Centre 2.2 Miles - M5 (Junction 25) 4 Miles

• Garden • Garage • Off-Road Parking • Available early August • 6 Months Plus • Deposit: £1153 • Council Tax Band: B • Tenant Fees Apply

£1,000 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk



ACCOMMODATION TO INCLUDE

Communal front door leading into communal hall with private flat door into;

ENTRANCE HALLWAY

Tiled hallway with doors to;

KITCHEN

Light kitchen with a range of floor units and drawers, large work surface, stainless steel sink and draining board, dishwasher, electric oven and hob, extractor fan above and boiler. Larder cupboard for additional storage.

SITTING ROOM

Spacious room with views to the garden, feature fireplace, radiators and built in storage / shelving. Door to;

CONSERVATORY

With tiled flooring, shelving and door to the garden as well as space and plumbing for washing machine.

BEDROOM

Double bedroom with radiator, built in wardrobes and large windows overlooking the garden.

SHOWER ROOM

Modern room with towel radiator, walk in shower, WC and wash hand basin.

OUTSIDE

The property benefits from a garage, one off road parking space in front of the garage and a low maintenance garden.

SERVICES

Mains electric, gas, water and drainage. Council tax band B. According to the Ofcom Broadband checker; standard and superfast broadband is available. Mobile signal is likely indoors for Three, O2 and Vodafone, limited on EE, outside it is likely for all.

DIRECTIONS

From our office on Hammet Street, at the roundabout take the

third exit onto North Street, at the fourth set of traffic lights bear left onto Staplegrove Road, follow this road. At the roundabout take the 2nd exit continue along this road. At the next roundabout take the 1st exit At the second set of traffic lights turn right onto Manor Road. After approximately 0.4 miles the entrance to Staplegrove Manor will be on the right hand side, drive under the brick archway and turn right parking in front of the garage. What3Words///tables.pages.broom

LETTINGS

The property is available to rent for a period of 6 months plus on an Assured Shorthold Tenancy, unfurnished and is available early August. RENT: £1000 per calendar month exclusive of all charges. DEPOSIT: £1153 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). 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.



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.



5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.taunton@stags.co.uk



@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			
		64	77
England & Wales		EU Directive 2002/91/EC	