



## The Flat at Adsborough House , Thurloxtton, Taunton, Somerset TA2 8RF

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Available NOW is this 3 bedroom, part furnished apartment, located within a period property between Taunton and Bridgwater.

Taunton 5.6 Miles - Bridgwater 6 Miles

- Rural Location • Part Furnished • Parking Space • Garden • Available NOW • 6/12 Months • Deposit: £980 • Council Tax Band: B • EPC Band Exempt • Tenant Fees Apply

**£850 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE

Communal front door leading into entrance hall, with use of washing machine. The electrics for both the apartment and the main house are located in this hallway.

## STAIRS

Carpeted stairs rise to the apartments private front door. Leading into;

## OPEN PLAN KITCHEN/ SITTING/ DINING ROOM

A well presented open plan kitchen with undercounter fridge, freestanding cooker, stainless steel sink and draining board with a range of units and work surface. The sitting area has a feature fireplace, sofa and armchair. There is a dining area with a wooden table and four chairs.

## BATHROOM

Three piece bathroom suite comprising; WC, bath with shower over and wash hand basin.

## BEDROOM 1

Double bedroom with double bed frame, mattress, armchair and built in wardrobes.

## BEDROOM 2

Double bedroom with double bed frame and mattress, chest of drawers and side table.

## BEDROOM 3

Single bedroom which would be a very nice study of work from home space.

## OUTSIDE

Shared driveway to the property with allocated parking space and private garden.

## SERVICES

Mains electric. Council tax band B. Water and drainage is included within the rent. The windows are single glazed. According to the Ofcom broadband checker, Standard and Superfast Broadband is available. Mobile signal inside for O2 is

likely, limited on EE and Vodafone and none for Three, outside it is likely for all.

## LETTING

The property is available to rent for a period of 6/12 months plus on an Assured Shorthold Tenancy, part-furnished and is available NOW. RENT: £850 per calendar month exclusive of all charges. Sorry, no pets. DEPOSIT: £980 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.



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