



11 Warres Road, Taunton, TA2 8QF

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A lovely three bedroom, detached house within popular location.

Taunton Town Centre 2 Miles - M5 (Junction 25) 2.5 Miles

• Garden • Garage • Off-Road Parking • Two Reception Rooms • A Pet Considered (Terms Apply) • 12 Months Plus • Available Mid September • Deposit: £1846 • Council Tax Band: D • Tenant Fees Apply

£1,600 Per Calendar Month

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



## ACCOMMODATION TO INCLUDE

Entrance porch with front door leading into;

## ENTRANCE HALL

Spacious hall with understairs cupboard, stairs rising to the first floor and doors to;

## DINING ROOM

Overlooking the front of the property with hard flooring and radiator.

## KITCHEN

Modern kitchen with a range of wall and base units and drawers, integrated washing machine, dishwasher and fridge freezer, electric oven and gas hob with extractor fan above. There is also a door to the driveway.

## DOWNSTAIRS CLOAKROOM

Convenient downstairs WC and wash hand basin.

## SITTING ROOM

Dual aspect room with window overlooking the front and French doors opening to the garden. Hard flooring and radiator.

## STAIRS & LANDING

Carpeted stairs and landing with airing cupboard and doors to;

## MASTER BEDROOM

Double bedroom overlooking the front of the property with carpet, radiator and built in wardrobes.

## EN-SUITE

Comprising; wash hand basin, WC, radiator and shower cubicle.

## BEDROOM 2

Double bedroom overlooking the rear garden with carpet and radiator.

## BEDROOM 3

Single bedroom overlooking the front of the property with carpet and radiator.

## BATHROOM

Comprising; wash hand basin, WC, bath with shower over and radiator.

## OUTSIDE

To the left hand side of the property is a driveway with parking for two cars and a garage. To the rear of the property is a lovely enclosed garden with a patio area, grass and decked area, bordered by mature shrubs.

## SERVICES

Mains gas, electric, water and drainage. Council tax band D. According to the Ofcom Broadband Checker, standard, superfast and ultrafast broadband is available, mobile signal indoors is likely for EE, O2 and Vodafone, limited on Three. Likely for all outdoors.

## LETTING

The property is available to rent for a period of 12 months plus on an Assured Shorthold Tenancy, unfurnished and is available mid September. RENT: £1600 per calendar month exclusive of all charges. Children and a pet considered, where the Let permits a pet the rent will be £1650 per calendar month. DEPOSIT: £1846 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus) A			
155-191) B			
122-154) C			
91-121) D			
62-90) E			
35-61) F			
1-34) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			