



40 Westminster Way, Bridgwater, TA6 4GB

A well presented modern house in popular location close to local amenities and primary school.

Bridgwater Town Centre 2.7 Miles - M5 (Junction 23) 1.8 Miles

- 3 Bedrooms • One Off-Road Parking Space • Enclosed Rear Garden • Available NOW • 12 Months Plus • Deposit: £1528 • Council Tax Band: B • Tenant Fees Apply • A Pet Considered (Terms Apply)

£1,325 Per Calendar Month

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



## ACCOMMODATION TO INCLUDE

Front door leading into;

## HALLWAY

With radiator, hard flooring, stairs rising to the first floor and doors to;

## DOWNSTAIRS CLOAKROOM

Comprising of; wash hand basin, radiator, WC and window.

## SITTING ROOM

Overlooking the front of the property with hard flooring, radiator, understairs cupboard and door through to;

## KITCHEN/ DINER

Modern fitted kitchen area comprising of; shaker style cupboards and drawers, laminate wood effect work surface, space and plumbing for washing machine and tumble dryer, stainless steel sink and draining board, cupboard housing the boiler, integrated electric oven, gas hob with extractor fan above and space for free standing fridge/freezer. The dining area has a radiator, space for table and chairs and patio doors leading out to the rear garden.

## STAIRS & LANDING

Carpeted stairs and landing with storage cupboard and doors to;

## BEDROOM 1

Double bedroom with carpet, radiator, storage cupboard and windows overlooking the front of the property. Door to;

## EN-SUITE

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

## BEDROOM 2

Double bedroom with carpet, radiator and windows overlooking the rear of the property.

## BEDROOM 3

Single bedroom with carpet, radiator and windows overlooking the rear of the property.

## BATHROOM

Comprising of; bath, wash hand basin, WC and radiator.

## OUTSIDE

To the front of the property is one allocated off-road parking space. To the rear of the property is an enclosed garden, mainly laid to lawn, patio area, shed, rear gate.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 6 Mbps,

Upload 0.8 Mbps. Superfast: Download 73 Mbps, Upload 20 Mbps.

Ultrafast: Download 940 Mbps, Upload 940 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on O2

and Vodafone. External likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band B

## DIRECTIONS

Leaving the M5 at Junction 23, take the first exit at the roundabout onto the A39 and follow this road to the next roundabout taking the first exit onto the A38 (Bristol Road). At the next roundabout take the first exit onto Ascot Drive. At the roundabout take the third exit onto Westminster Way, continue along this road for a short distance (175 yards approximately) the property will be found on the right hand side.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available NOW. RENT: £1325 per calendar month exclusive of all charges. Children considered. A pet considered, where the agreed let permits a pet, the rent will be £1350 per calendar month. DEPOSIT: £1528 returnable at end of tenancy subject to any deductions. All deposits for a property let by 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			97
92 (91-93)	A		
81 (81-91)	B		
69 (69-81)	C		
55 (55-69)	D		
39 (39-55)	E		
21 (21-39)	F		
1 (1-21)	G		
Not energy efficient - higher running costs			
England & Wales		84	
EU Directive 2002/91/EC			