



168 Massingham Park, Taunton, TA2 7TN

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A well presented first floor apartment in the popular Massingham Park.

Taunton Town Centre 1.7 Miles - M5 (Junction 25) 2.5 Miles

• Two Bedrooms • Allocated Parking Space • Available Now • 12 Months Plus • Sorry no Pets • Deposit: £1,211 • Council Tax Band: B • Tenant Fees Apply

£1,050 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

Communal front door with intercom and letterboxes lead into a communal hallway. Stairs rising to the first floor to the apartment door;

## ENTRANCE HALLWAY

White painted hallway with carpet and doors leading to;

## SITTING/ DINING ROOM

Light room with dual aspect, carpet and archway through to;

## KITCHEN

Comprising of cupboard space, worktop, stainless steel sink and draining board, integrated electric oven, gas hob, integrated washing machine and space for free standing fridge/freezer.

## BATHROOM

Comprising of; bath with shower over, WC, wash hand basin, window, radiator and cupboard housing boiler with storage.

## BEDROOM 1

Double bedroom with carpet and dual aspect windows.

## BEDROOM 2

Single bedroom with carpet and window.

## OUTSIDE

There is one allocated parking space and a communal rubbish bin area. Please note, there is no outside space with this property.

## 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 0.7 Mbps. Superfast: Download 100 Mbps, Upload 20 Mbps  
Ofcom predicted mobile coverage for voice and data: EE,

Three, O2 and Vodafone.

Local Authority: Council tax band B

## LOCATION

Massingham Park is situated on the northern fringe of the town. The town centre, with its excellent shops and facilities is just over a mile away, with a bus stop not far from the property. Taunton has excellent communications with a mainline railway station to London Paddington within walking distance and access to the M5 motorway at Junction 25.

## LETTINGS

The property is available to rent on a 6/12 months plus Assured Shorthold Tenancy, unfurnished and is available NOW. RENT: £1,050 per calendar month exclusive of all charges. DEPOSIT: £1211 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. 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.



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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(39-47) <b>F</b>		
(31-38) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	78	79
EU Directive 2002/91/EC		