



50 Kenwyn Close, Taunton, Somerset TA1 2RG

A very well presented two bedroom end of terrace house, benefitting from off-road parking for two cars.

Taunton Town Centre 1.2 Miles - M5 (Junction 25) 2.3 Miles

• Newly Re-Decorated • New Modern Kitchen • Large Garden • Available Now • 12 Months Plus • Sorry, No Pets • Deposit: £1,269 • Council Tax Band: B • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALL

With radiator, stairs rising to the first floor and door to;

SITTING ROOM 12'5" x 13'5" max

Light room newly painted with radiator and carpet, window overlooking the front of the property. Archway through to;

KITCHEN/ DINER

Newly fitted kitchen with stainless sink and draining board, integrated electric oven, electric hob and extractor fan above, space and plumbing for washing machine. Space for dining table, new vinyl flooring and radiator. Door to the rear garden.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard housing the boiler. Doors to;

BEDROOM 1 12'5" x 10'5" max

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

BEDROOM 2 5'10" x 11'9" max

Single bedroom with carpet, radiator and window overlooking the rear garden.

BATHROOM

Comprising of; bath with electric shower over, wash hand basin, WC, radiator, window and new flooring.

OUTSIDE

The front of the property is approached by a pathway, there is a small lawn area and parking for two cars to the left hand side of the property. There is a side to the rear garden, which has patio area from the kitchen door, a large lawn area and shed.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - New Mains connected

Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8 Mbps. Superfast: Download 155 Mbps, Upload 20 Mbps.

Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on O2. External likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band B

SITUATION

The property is situated on the eastern side of Taunton in the popular Blackbrook development. The town centre offers an extensive range of shopping, leisure and scholastic amenities. There is easy access via junction 25 of the M5 motorway and there is also a mainline railway station with a direct line to London Paddington.

DIRECTIONS

From the M5 north, exit at junction 25 for Taunton and at Blackbrook Roundabout, take 2nd exit on to A358/Toneway. (From M5 South, take 5th exit at Blackbrook Roundabout on to A358/Toneway.) At the next roundabout, take the first exit and continue on to A358. At the crossroads, turn left on to Bridgwater Road. Continue for half a mile before turning left on to Ilminster Road and at the roundabout, take the 2nd exit on to Blackbrook Way. Continue for half a mile and at the next roundabout, take the 2nd exit on to Lisieux Way and then turn right on to Ashbourne Crescent, follow the road and Kenwyn Close is the next available right hand turning. Turn into Kenwyn Close and at the end of the road turn left. The property can 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: £1,100 per calendar month exclusive of all charges. DEPOSIT: £1,269 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). 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC