



Flat 5, 54 Station Road, Taunton, Somerset TA1 1NS

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A well presented garden flat within walking distance to Taunton Town Centre.

Walking distance to Taunton Town Centre

• 1 Double Bedroom • Open Plan Kitchen/ Sitting Room • A Pet Considered (Terms Apply) • 12 Months Plus • Available Early June • Deposit: £923 • Council Tax Band: A • Water Included Within Rent • Tenant Fees Apply

£800 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

Communal side door with path leading up to building, fencing and gate through to front door leading into;

## SITTING ROOM/ KITCHEN

Open plan sitting room area and kitchen, with laminate flooring, radiator. The kitchen area comprises of a breakfast bar, range of wall and base units, stainless steel sink and draining board, cooker, washing machine and free standing fridge/freezer. There is also an intercom telephone.

## BEDROOM

Dual aspect, double bedroom with carpet, radiator, built in wardrobe and windows overlooking the garden.

## BATHROOM

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

## OUTSIDE

This ground floor apartment benefits from the use of the private garden, mainly laid to lawn with a patio area and storage shed. Please note there is no parking with this property.

## SERVICES

Electric - Mains connected

Drainage - Mains connected COSTS INCLUDED WITHIN RENT

Water - Mains connected COSTS INCLUDED WITHIN RENT

Heating - Electric Water Heater

Ocom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ocom 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 A

## LETTINGS

The property is available to let on an assured shorthold

tenancy for 12 months plus, unfurnished and is available NOW. RENT: £800 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the rent will be £850 per calendar month. DEPOSIT: £923 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(29-47) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		