



STAGS

29 Leslie Avenue, Taunton, TA2 6JN

A very well presented two bedroom terraced house with extended kitchen/diner.

Taunton Town Centre 1.2 Miles - M5 (Junction 25) 3.2 Miles

• Period Features • Enclosed Rear Garden • Permit Parking • Modern Kitchen • Sorry, No Pets • Available Now • 12 Months Plus • Deposit: £1500 • Council Tax Band: C • Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALLWAY

Tiled hallway with doors to;

SITTING ROOM 10'2" x 13'5"

With bay window, feature fireplace, carpet and radiator.

SECOND RECEPTION ROOM 15'5" x 8'2"

With hard flooring, radiator and door to the garden.

DOWNSTAIRS CLOAKROOM

Understairs downstairs WC and wash hand basin.

KITCHEN / DINER

Light, spacious and modern kitchen/ diner with Velux windows, a range of cupboards and drawers, electric oven, electric hob with extractor fan above, stainless steel sink, integrated washing machine. Windows overlooking the garden and back door to the garden. The dining area is approximately 2.4m x 2.8m, there is a radiator and window.

STAIRS & LANDING

Carpeted stairs and landing, there is an airing cupboard housing the boiler and doors to;

BATHROOM

Spacious bathroom suite comprising of; wash hand basin, bath, WC, separate shower cubicle and radiator.

BEDROOM 2 15'1" x 9'2"

Double bedroom with carpet, radiator, feature fireplace and window overlooking the garden of the property.

BEDROOM 1 13'9" x 11'1"

Large double bedroom with carpet, radiator and windows overlooking the front of the property.

OUTSIDE

The front of the property is approached by a gate and pathway to the front door, there is a concrete area where the bins are currently stored. The rear garden will be laid to patio, artificial grass and some decking, there is also a rear gate. On street permit parking only, permits to be obtained by the tenant via the Council.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 10 Mbps, Upload 0.9 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council tax band C

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available now. RENT: £1,300 per calendar month exclusive of all charges. Sorry, no pets. DEPOSIT: £1,500 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.



5 Hammet Street, Taunton, TA1 1RZ
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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