



**STAGS**

1 Bath House 14 Wellington Road, Taunton, Somerset  
TA1 4EQ

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Elegant apartment boasting off road parking for ample cars, a garage, patio area and walking distance to town centre.

Musgrove Park Hospital 0.4 Miles - M5 (Junction 25) 3 Miles

• Town Centre Location • Beautifully Presented • Off-Road Parking • 2 Double Bedrooms • Available Late June • 12 Months ONLY • Deposit: £1846 • Council Tax Band: D • Tenant Fees Apply

**£1,600 Per Calendar Month**

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



## DESCRIPTION

This elegant apartment has off road parking for ample cars, a garage and courtyard in this highly convenient location, just a stones' throw from the town centre and Musgrove Park Hospital.

## ACCOMMODATION

Well-proportioned accommodation is arranged on one level comprising; original entrance vestibule to the gracious entrance hall with double doors into the impressive sitting/dining room with central gas fireplace, round headed sash window to front and double, part glazed doors to the kitchen/dining room. The kitchen/dining room is a generous size and has been refitted with shaker style cabinetry with ample worksurfaces over to the rear is a round headed sash window. An inner hall leads onto the two substantial double bedrooms, each with fitted wardrobes and one boasting an en-suite WC. A substantial four-piece bathroom completes the accommodation.

## OUTSIDE

This property is served by an individual front access drive which provides parking for a number of vehicles with a separate garage. Beyond the garage is a private inner courtyard enclosed by walling and to the front of the flat is an Italianate garden with a number of tall trees which provide privacy. There are also communal gardens available to the residents of Bath House.

## SITUATION

Bath House enjoys a very convenient location with the town centre and Musgrove Park Hospital just a stones' throw away. There are a wide range of retail facilities which can be found in the town centre. Taunton enjoys excellent communication links with the rest of the country with an M5 interchange at junction 25 and a mainline railway service to the rest of the country. Taunton is the County Town of Somerset and there are many arts and culture events held at various venues in the town throughout the year.

## SERVICES

Electric - Mains connected  
Drainage - Mains connected  
Water - Mains connected  
Gas - Mains connected  
Heating - Gas central heating  
Ofcom predicted broadband services - Standard: Download 16

Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council tax band D

## DIRECTIONS

From Taunton proceed along Bridge Street turning right to Wood Street. Proceed over the bridge turning right at the traffic lights and proceed towards Tesco. At the next set of Traffic lights proceed in the left hand lane turning left on to Wellington Road where the entrance to Bath House can be identified on the left hand side just before the next set of traffic lights.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months only, unfurnished and is available late June. RENT: £1,600 per calendar month exclusive of all charges. DEPOSIT: £1,846 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) 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	62	76
EU Directive 2002/91/EC		