



19 Bradford Close, Taunton, Somerset TA1 4YH

A well presented three bedroom terraced property in quiet location.

Approximate distance to Taunton Town Centre 1.7 Miles - M5 (J25) 4.1 Miles

• Convenient Location • Garage • Front Garden • Available Mid-Late August • 6 Months Plus • Deposit: £1326 • Council Tax Band: C • Sorry, No Pets • Tenant Fees Apply

£1,150 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading in to;

ENTRANCE HALLWAY

Cupboard for the meters, stairs rising to the first floor and door to;

LIVING ROOM

11'5" x 14'5"

Spacious room with under stairs cupboard, radiator, window to the garden and feature fireplace surround. Archway through to;

DINING ROOM

8'6" x 9'10"

A well lit room with radiator, window and archway through to the kitchen.

KITCHEN

A well presented kitchen with sink, built in oven, gas hob and space for fridge freezer. There is a washing machine and dishwasher in place however these will be the tenants responsibility.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard.

BEDROOM 1

8'10" x 14'9"

Double bedroom with floorboards, radiator, window overlooking the front garden and a storage cupboard.

BEDROOM 2

7'2" x 8'10"

Small double bedroom with radiator and window over looking the rear of the property.

BEDROOM 3

7'6" x 7'2"

Single bedroom with radiator and window overlooking the rear of the property.

BATHROOM

Three piece bathroom suite with shower over bath.

OUTSIDE

To the front of the property is a lovely enclosed courtyard with a bench and shrubs. There is also a garage with a parking space in front across the road from the property.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE, O2 and Vodafone. External EE, Three, O2 and Vodafone
Local Authority: Council tax band C

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available mid-late August. RENT: £1,150 per calendar month exclusive of all charges. Sorry, not pets. DEPOSIT: £1326 returnable at end of tenancy subject to any deductions. Sorry no pets. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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		88
(81-91) B		
(69-80) C	69	
(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		