



STAGS

27 Gatehouse Court, Taunton, TA1 1RX

A recently redecorated one bedroom, ground floor apartment in Taunton Town Centre.

Walking Distance to Taunton Town Centre

• Allocated Parking Space • Open Plan Living/Kitchen • Available Now • 12 Months Plus • Sorry, No Pets • Deposit: £1067 • Council Tax Band: A • Tenant Fees Apply

£925 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Communal door with intercom system, leading into communal entrance. Flat door leading into;

ENTRANCE HALLWAY

With hard flooring, intercom phone system and doors to;

OPEN PLAN LIVING/ KITCHEN

Dual aspect room with living area and kitchen opposite, comprising of a range of wall and base units, work surfaces, electric oven, hob with extractor fan above, stainless steel sink, fitted washer/dryer, space for fridge freezer.

BEDROOM 1

Double bedroom with hard flooring and window overlooking the front of the property.

BATHROOM

Three piece suite comprising of; WC, wash hand basin and bath with shower over. Airing cupboard housing the water tank.

OUTSIDE

There is an allocated parking space for the property. There is a small communal garden and bin store.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Underfloor communal heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

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

Local Authority: Council tax band A

LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available Now. RENT: £925 per calendar month exclusive of all charges. DEPOSIT: £1,067 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.



5 Hammet Street, Taunton, TA1 1RZ
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rentals.taunton@stags.co.uk



@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	68	69
EU Directive 2002/91/EC		