



88 Apple Tree Close, Norton Fitzwarren, Taunton, TA2
6FF

A well presented three bedroom house in a
modern development in Norton Fitzwarren.

Taunton Town Centre 2.3 Miles - M5 (Junction 25) 4.2 Miles

• Master En-Suite • Enclosed Rear Garden • Off-Road Parking For Two
Cars • Available December • 12 Months Plus • Deposit: £1609 • Council Tax
Band: C • Sorry, No Pets • Tenant Fees Apply

£1,395 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALLWAY

With Karndean flooring, radiator, understairs cupboard and stairs rising to the first floor.

KITCHEN

Modern kitchen with a range of cupboards and drawers, gas hob with extractor fan above, electric oven, space for free standing fridge/freezer, space and plumbing for washing machine, stainless steel sink and draining board, combi boiler. There is a window overlooking the front of the property, radiator and Karndean flooring.

DOWNSTAIRS CLOAKROOM

Comprising of wash hand basin, radiator, WC and window. Continuation of the Karndean flooring from the hallway.

SITTING ROOM

15'1" x 10'9"

Light room with French doors opening out to the rear garden, radiator, carpet and TV point.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1

Double bedroom with built in wardrobe, radiator and window overlooking the front of the property. Door to;

EN-SUITE

Comprising of wash hand basin, WC, window, shower cubicle with electric shower and towel radiator.

BEDROOM 2

10'9" x 8'10"

Double bedroom with carpet, radiator and window overlooking the rear of the property.

BEDROOM 3

10'9" x 6'2"

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

BATHROOM

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

OUTSIDE

To the front of the property is a path leading to the front door, slate and stone garden for easy maintenance and two off road parking spaces. There is a side gate leading to the rear of the property. The rear garden is enclosed with a patio area, decking and lawn.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 6 Mbps,

Upload 0.7 Mbps. Superfast: Download 46 Mbps, Upload 8 Mbps.

Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE and Three. External 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 December. Sorry, no pets. RENT: £1395 per calendar month exclusive of all charges. DEPOSIT: £1609 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

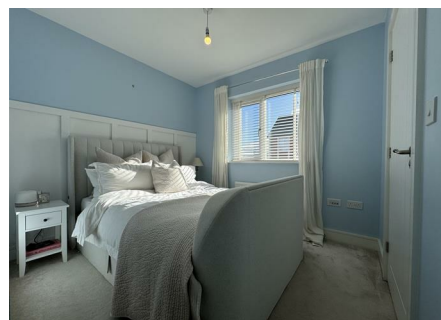
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

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



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		96
(81-91) B	83	
(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		