



18 Hardys Close, Bathpool, Taunton, Somerset TA2 8FQ

Three bedroom, modern, end of terrace house in a convenient and popular location.

Taunton Town Centre 3.5 Miles - M5 (Junction 25) 2.2 Miles

• Off-Road Parking • Garden • Available December • 12 Months
Plus • Deposit: £1557 • Council Tax Band: C • Sorry, no pets • Tenant fees apply

£1,350 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALL

Entrance hallway with under stairs storage and doors leading off to:

CLOAKROOM

Comprising; WC, wash hand basin.

UTILITY CUPBOARD

Useful understairs cupboard with plumbing for washing machine and tumble dryer.

KITCHEN/DINER

Contemporary range of units with integrated dishwasher, electric oven, combination microwave oven, gas hob, fridge freezer. Space for dining table and chairs.

SITTING ROOM

Bright and spacious room with patio doors leading out to the rear garden.

BEDROOM 1

Double bedroom, with radiator, built in storage cupboards with ample hanging space. Door leading to:

EN-SUITE

Shower cubicle, WC, wash hand basin and heated towel rail.

BEDROOM 2

Double bedroom with front aspect and radiator.

BEDROOM 3

Single bedroom with radiator.

BATHROOM

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

OUTSIDE

There is an enclosed rear garden which has a shed. There are 2 allocated parking spaces to the front along with front garden area.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. Superfast: Download 44 Mbps, Upload 8 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal EE.

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 early December.

RENT: £1350 per calendar month exclusive of all charges.

DEPOSIT: £1557 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C	82	
(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		