



**STAGS**

8 Linden Grove, Taunton, Somerset TA1 1EF

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A beautifully presented Victorian Property in a prime location close to the Town Centre.

Approximate distance to Taunton Town Centre 0.6 Miles / M5 (J25) 3.1 Miles / Taunton Train Station 0.6 Miles

• Modern and Spacious Kitchen • Three Double Bedrooms • Two Reception Rooms • Sorry, No Pets • On Street Permit Parking • Available December • 12 months plus • Deposit: £2307 • Council Tax Band: D • Tenant Fees Apply

**£2,000 Per Calendar Month**

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

## ACCOMMODATION

Front door leading to:

### HALLWAY

Tiled hallway with radiator, under stairs cupboard for storage of coats and shoes, a further cupboard with space and plumbing for washing machine.

### LOUNGE 14'9" x 14'5"

Bright room with white wooden shutters to the bay window. Oak wood parquet flooring. Wood burner and radiator.

### SITTING ROOM 12'5" x 11'9"

Leading on from the lounge, the oak wood parquet flooring continues. Within this room is a gas stove fire, solid dresser unit, TV mounted to wall and a radiator.

### KITCHEN/DINING ROOM 22'11" x 18'0"

Large and spacious room with a range of high quality wall and base units, Quartz work surfaces, double bowl Belfast ceramic sink with boiling 3 in 1 water tap, integrated dishwasher, AEG extractor fan, induction hob and integrated AEG microwave, double oven and warming drawer, large free standing fridge freezer. An island unit with wooden worktop, drawers, cupboards and integrated wine cooler fridge.

There is space for a large dining room table and chairs as well as a further seating area. This room benefits from bi-folding doors opening out into the rear garden.

### CLOAKROOM

Downstairs tiled cloakroom comprising of WC, vanity unit with wash hand basin.

### STAIRS & LANDING

White painted wooden staircase with a grey carpet runner leading up to the landing with two radiators and doors to:

### MASTER BEDROOM 17'0" x 12'9"

Generous sized double bedroom with fitted grey wardrobes to both sides, stylish light fittings, white wooden shutter blinds, two radiators and a TV mounted to the wall. Oak wood parquet flooring.

### BEDROOM 2 12'5" x 12'5"

Double bedroom with two built in double wardrobes, radiator, grey carpet and wooden shutter blinds.

### BEDROOM 3 11'5" x 10'5"

Overlooking the rear garden, double bedroom with grey carpet, radiator and wooden shutter blinds.

### BATHROOM

Modern family bathroom with patterned tiles, suite comprising of; free standing bath, walk in shower, WC and vanity unit with wash hand basin and a heated towel radiator.

### OUTSIDE

To the rear of the property and through the bi-folding doors is a lovely garden complete with artificial grass for low maintenance, a patio area and pergola to enjoy summer evenings and surrounding raised brick garden beds for shrubs and flowers.  
Please note, there is on street permit parking, which is the tenants responsibility to obtain and pay for.

### 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 1Mbps. Superfast: Download 241 Mbps, Upload 36Mbps. Ultrafast: Download 1800 Mbps, Upload 1000Mbps.

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

Local Authority: Council tax band D

### LOCATION

Situated in the popular area of Staplegrove, this property is a short walk into the Town Centre with a variety of shops and restaurants, close to French Weir Park with a children's play area, river walks and a little Café. There are reputable schools nearby and within driving distance.

### DIRECTIONS

From our office in Hammet Street, at the roundabout take the third exit and continue along North Street. At the fourth set of traffic lights, continue onto Staplegrove Road and take the right hand turning onto Linden Grove where the property will be found on the right hand side of the street.

### LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available December. RENT: £2,000.00 per calendar month exclusive of all charges. DEPOSIT: £2,307.00 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

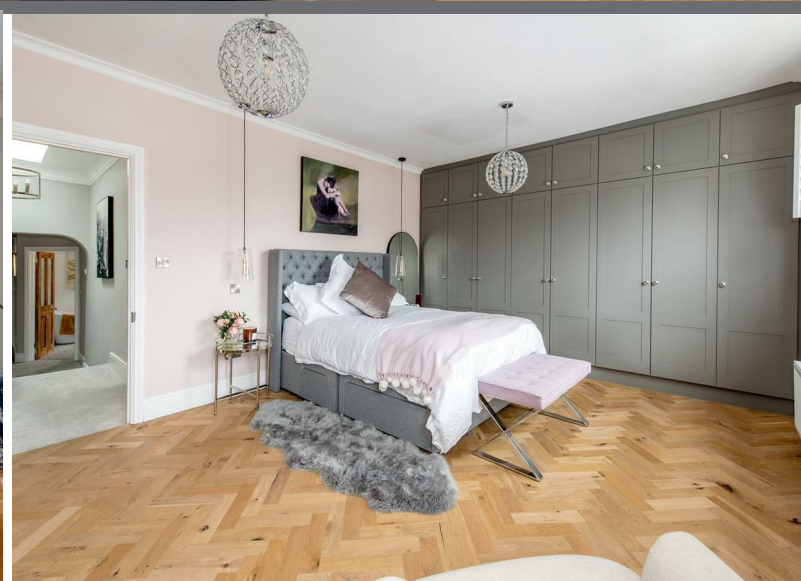
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

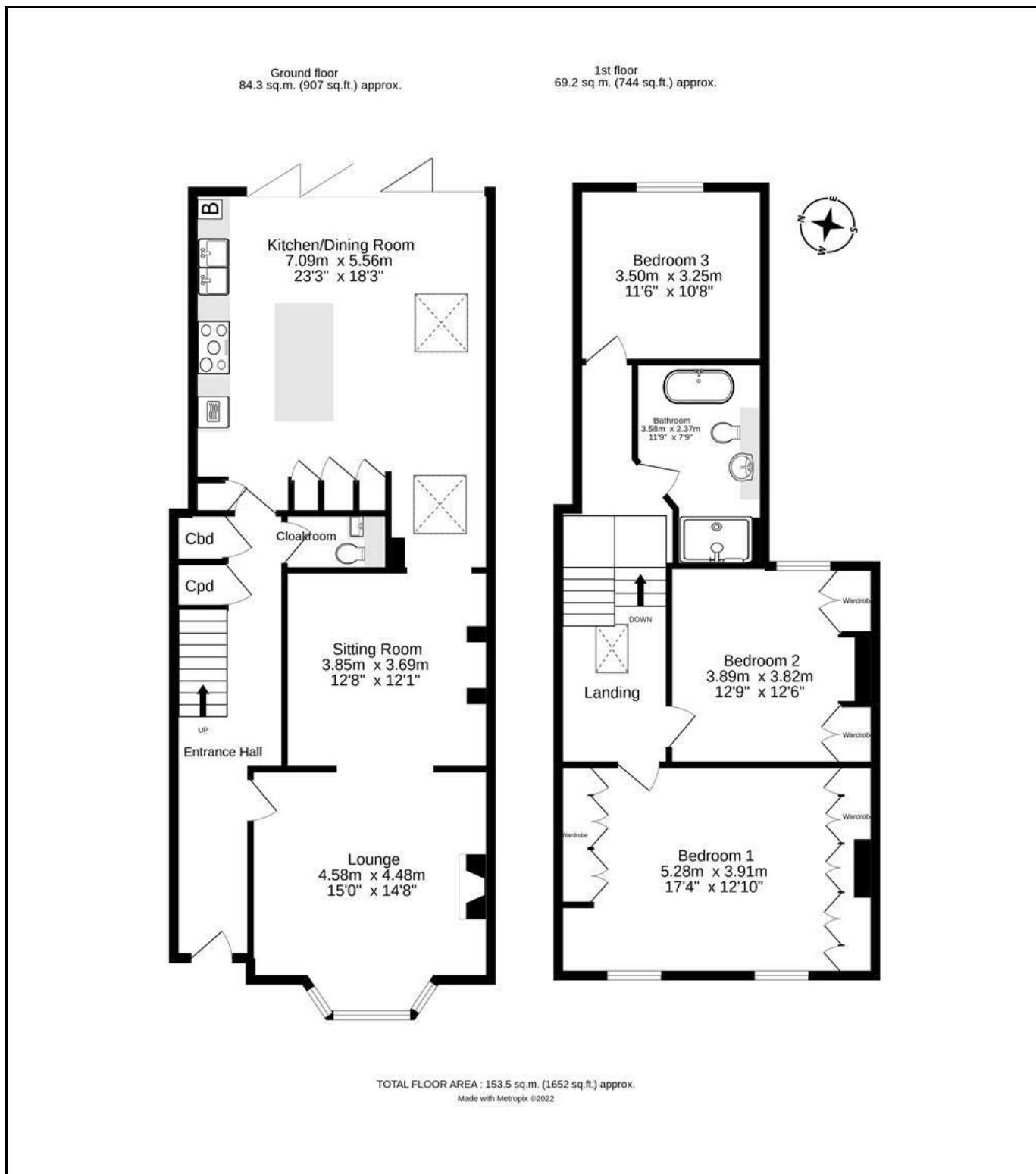
### RENTERS RIGHTS BILL

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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		
(93 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	70	84
	EU Directive 2002/91/EC	