



1B Salmon Parade, Bridgwater, TA6 5AN

A two bedroom unfurnished maisonette set on Salmon Parade within a short walk of the High Street and the town centre

Bridgwater town centre 0.5 Miles - Taunton 12 Miles - Weston-Super-Mare 22 Miles

• Convenient location • Living Room • Kitchen • Shower Room • Council tax band A • Long Let • Not suitable for pets • Deposit £865 • Available April • Tenant fees apply

£750 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door opens into

HALLWAY

With quarry tiled floor, electric night store heater, plumbing for washing machine. STAIRS rise to first floor landing.

LIVING ROOM 12'5" x 12'6"

Good sized south west facing room overlooking the river with television and telephone point. Electric wall mounted panel heater, wall lights.

KITCHEN 6'3" x 9'8"

With vinyl flooring, range of fitted white wall & base units, worksurface, sink units, space for electric cooker, extractor fan, electric wall heater.

STAIRS & LANDING TO SECOND FLOOR

With door into

BEDROOM ONE 9'8" x 9'2"

Double with two Velux windows, electric panel heater, airing cupboard.

BEDROOM TWO 7'10" x 12'7"

Double size with window and fitted wardrobe.

SHOWER ROOM 7'11" x 4'5"

With vinyl flooring, suite comprising modern shower cubicle with electric shower, wash hand basin, WC, electric fan heater, shaver light.

OUTSIDE

There is a communal access path with covered area & security gates. There is no outside space/garden or parking.

SERVICES

Mains electric, water & drainage.

Council tax band A.

Ofcom predicted mobile coverage, O2 & Vodafone Good outside and inside. Three & EE good outdoor.

Ofcom predicted broadband; Standard download 19Mbps, Upload 1Mbps. Superfast & Ultrafast available.

DIRECTIONS

From Junction 24, take the 1st exit off the Huntworth Interchange

on to A38 and at the roundabout, take the 3rd exit to stay on A38 for half a mile. At the next roundabout, continue straight to stay on A38/Taunton Road for 1 mile. At the traffic lights, turn right on to Broadway. Continue at the next traffic light taking the turning on the left onto Eastover. Follow the road around taking the left hand turn onto Salmon Parade. Number 1 will be seen on the left hand side.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £750 exclusive of all charges. DEPOSIT: £865 returnable at end of tenancy, subject to 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. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

The holding deposit is to reserve a property and set off against the first month's rent and deposit. 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.

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 ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026. The legislation introduced many reforms affecting how tenancies are conducted. This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms. For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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 plus)	A		
81-91)	B		
69-80)	C		
55-68)	D		
39-54)	E	53	
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	