

STAGS

34 Standfast Place, Taunton, Somerset TA2 8QG

A modern two bedroom terrace with garage and parking, situated 1.5 miles from Taunton town centre.

Approximately Taunton Town Centre 1.5 Miles - M5 (Junction 25) 2.5 Miles

• Convenient Location • Garage and Parking • Front & Rear Gardens • Built In Gas Hob & Oven • Unfurnished • Available End September • Long Term Let Sought • Deposit: £1,413 • Council Tax Band: B • Tenant Fees Apply

£1,225 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
Front door leading to:

ENTRANCE HALL
With radiator, archway to kitchen and door to sitting room.

KITCHEN 7'10" x 7'10"
With range of matching wall and base units, roll edge work surfaces, stainless steel sink unit, inset gas hob with electric oven under and extractor over, space and plumbing for washing machine and fridge/freezer, gas fired boiler.

SITTING ROOM 16'10" x 11'10"
Stairs to first floor, telephone point, TV point, radiator, sliding door to rear garden.

STAIRS & LANDING
Airing cupboard, hatch to loft space and doors to:

BEDROOM 1 11'11" x 8'8" x 9'9" at widest
Double bedroom overlooking the rear of the property, with built in wardrobe, radiator, TV point.

BEDROOM 2 10'9" x 6'10"
Small double bedroom overlooking the front of the property, carpet, built in cupboard, and radiator.

BATHROOM 7'1" x 4'8"
Shower cubicle, WC and wash hand basin.

OUTSIDE
The front garden has a path leading to the front door, gravelled area with a shrub border. The rear garden has a paved patio area with steps leading to a raised area of garden which is laid to lawn. The garage is situated within a block and has an up and over door.

SERVICES
Mains Electric, Water and Drainage.
Gas Fired Central Heating.
Ofcom Predicted Mobile Data: EE = Good outdoor and in-home. O2 = Good outdoor. Three = Good outdoor, variable in-home. Vodafone = Good outdoor.
Ofcom Predicted Broadband Download: Standard = 2 Mbps. Superfast = 35 Mbps. Ultrafast = 1,800 Mbps. (Superfast and Ultrafast available)
Ofcom Predicted Broadband Upload: Standard = 0.4 Mbps. Superfast = 6 Mbps. Ultrafast = 1,000 Mbps. (Superfast and Ultrafast available)
Council Tax Band B

SITUATION
The property is located approximately 1.5 miles from Taunton town centre and around 1.3 miles from Taunton railway station. Junction 25 of the M5 is approximately 2.5 miles away, providing convenient road links to Exeter, Bristol and the wider South West.

DIRECTIONS
From the roundabout at Crown Industrial Estate turn left, taking the second left turn onto Warres Road. After a short distance turn right onto Standfast Place and the property can be found directly in front of you.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available from 28th September. RENT: £1,225pcm exclusive of all charges. DEPOSIT: £1,413 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 AND TENANT FEES
This 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.

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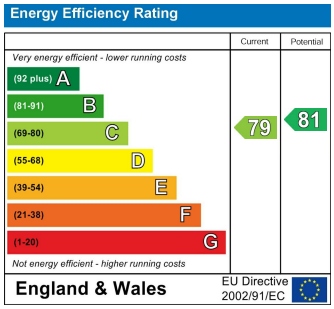








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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