



STAGS

3 Hammet Street, North Petherton, Bridgwater, Somerset
TA6 6SD

A well presented and positioned two bedroom,
terraced house in the centre of North Petherton.

Bridgwater 3 Miles - Taunton 10 Miles

• Two Reception Rooms • Courtyard Garden • Available Beginning of
March • 6 Months Plus • Sorry, No Pets • Deposit: £1148 • Council Tax
Band: B • Tenant Fees Apply

£995 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE PORCH

With space for coats and shoes, door into;

RECEPTION ROOM

Versatile room which could be used as a dining room or second sitting room. Understairs cupboard, window overlooking the front of the property, feature fireplace, stairs rising to the first floor and doors to;

SITTING ROOM

Spacious room with treated floorboards, window overlooking the front of the property and feature fireplace.

KITCHEN/ DINER

Open plan kitchen/ diner with a range of wall and base units, free standing electric cooker, space for fridge/freezer, space and plumbing for washing machine. Door to downstairs cloakroom with WC and wash hand basin. Door leading to the enclosed courtyard.

STAIRS & LANDING

Stairs rising to the landing with hallway and doors to;

BEDROOM 1

Large double bedroom with treated floorboards, window overlooking the front of the property and a radiator.

BEDROOM 2

Double bedroom with carpet, feature fireplace, window overlooking the front of the property and a radiator.

BATHROOM

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

OUTSIDE

To the rear of the property there is an enclosed courtyard with easy maintenance. Please note there is no parking with this property, parking is on-street only.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council tax band B

LOCATION

The property is situated on Hammet Street and is close to all the amenities including a very nearby convenience Londis and Tesco Express. It is a short drive to Junction 24 of the M5.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available in March. RENT: £995 per calendar month exclusive of all charges. Sorry, not pets. DEPOSIT: £1148 returnable at end of tenancy subject to any deductions. Sorry no pets. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing 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 ACT

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_roadmap.pdf



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		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		85
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		