

STAGS

15 Reedmoor Gardens, Bridgwater, TA6 3SL

Modern three bedroom, semi detached home benefitting from a garage and parking space

Junction 23 of M5 - Approx. 4 miles, Bridgwater Town Centre Approx. 1.5 miles, Hinkley Pont C Pick Up Point Approx. 1.5 miles

• Two Reception Rooms • Master with En Suite • Close to Chilton Trinity Secondary School • Easy Access to Junction 23 of M5 • Hinkley Point Bus Route Nearby • Deposit £1557 • Council Tax Band C • Long Term Rental Available • Available October • Tenant Fees Apply

£1,350 Per Calendar Month

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ACCOMODATION TO INCLUDE
From front UPVC door into

ENTRANCE HALLWAY
Secure front door, radiator, light, door bell ringer, fitted carpet. Stairs. Door to:

CLOAKROOM 6'4" x 3'1"
WC, corner wash basin, radiator, vinyl flooring, and window to front, high level utility board

LOUNGE 16'4" x 12'11"
Window to front, curtain pole, two radiators, telephone & TV aerial points, curtain pole, wood effect laminate flooring. Understairs cupboard. Arch to:

DINING ROOM 9'10" x 8'0"
French doors to garden, curtain pole, radiator, central light, wood effect laminate flooring. door to:

KITCHEN 10'3" x 7'9"
Window to rear. Well equipped with range of modern matching shaker style floor and wall mounted cupboard units with single stainless steel sink and drainer unit inset into work surfaces with tiled surround. Integrated gas hob & electric oven, extractor hood, plumbing for washing machine, space for fridge/freezer. Radiator and vinyl flooring.

FIRST FLOOR
Landing with carpet, airing cupboard with tank and shelving, light, window to side, doors to:

BEDROOM 1 (FRONT) 13'11" x 9'6". en-suite is 8'0" x 4'8"
Double size. Window to front, radiator, curtain pole, tv & tel point, fitted carpet. EN-SUITE shower with modern white suite comprising of WC, wash basin and shower cubicle with glazed door, radiator, vinyl flooring.

BEDROOM 2 (REAR) 10'3" x 9'5"
Double size. Window to rear. Radiator, central light, curtain pole, tel & tv point, fitted carpet.

BEDROOM 3 (FRONT) 8'6" x 7'2"
Single size. Window to front. Radiator, central light, curtain pole, fitted carpet.

BATHROOM 6'6" x 5'6"
Window to rear. Modern white suite comprising bath with shower over, WC, wash basin. Radiator. Shower rail and curtain. Vinyl flooring. Medicine cabinet with led strip light over.

OUTSIDE
To the front there is a narrow garden grass area to the pavement, private rear garden being fully enclosed with patio, graveled area and lawn. Pedestrian gate to side leading to a single garage with parking space in front.

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard- Download 3 Mbps Upload 0.3 Mbps, Superfast -Download 65 Mbps Upload 15 Mbps, Ultrafast. Download - 1800 Mbps Upload 1000 Mbps
Ofcom predicted mobile coverage for voice and data: Good outdoor: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.
Local Authority: Council tax band C

SITUATION
The property is situated within the Wembdon burrough to the north end of Bridgwater. The property benefits by being within the catchment area for Chilton Trinity School, as well as within easy reach of travel links to the M5 and in to Bridgwater town centre. Within the local area, there is a sports and leisure centre, playground, church and smaller convenience stores within walking distance. The property has access to good bus routes, including buses to Hinkley Point.

DIRECTIONS
From the Motorway: Exit the motorway at Junction 23 and follow signs for Bridgwater Town Centre (A38). Continue along the A38 and follow signs towards Western Way (Northern Distributor Road). Join Western Way and continue westbound towards the Wembdon area. Turn into the Reedmoor Gardens development, which is situated just off Western Way. Follow the estate road into Reedmoor Gardens and continue until you reach No. 15.
From Bridgwater Town Centre: Head northwest from the town centre towards Wembdon Road/Western Way. Join Western Way and continue towards the Wembdon residential developments. Turn into Reedmoor Gardens and follow the road to No. 15.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1350 pcm 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.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANTS 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.





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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