

STAGS

69 Taunton Road, Bridgwater, TA6 6AD

A newly redecorated split-level two bedroom garden flat in the heart of Bridgwater.

Bus Station approximately 10-15 minutes' walk. Train Station approximately 10-15 minutes' walk. M5 Junction 23 approximately 3.5 miles. M5 Junction

• Newly Redecorated Throughout • Rear Garden • Electric Heating Throughout • Central Bridgwater Location • UPVC Double Glazing • Long Term Let Sought • Available Now • Council Tax Band A • Deposit £980 • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION
A communal door leads into a shared lobby, private flat door into

LOUNGE
A newly redecorated room with UPVC double glazed window, storage heater, cupboard housing the consumer unit and electricity meter. Door to

HALLWAY
Newly painted with door leading to the bedrooms and stairs leading down to the basement level.

BEDROOM 1
Double bedroom with single UPVC double glazed unit, electric heater.

BEDROOM 2
Single bedroom with single UPVC double glazed window and electric heater.

KITCHEN
Range of wall and base units with space and power point for electric freestanding cooker, space and plumbing for washing machine, space and power point for fridge/freezer. UPVC double glazed window, single UPVC double glazed French door leading to garden, door to bathroom

BATHROOM
White suite comprising WC, wash basin with vanity unit above, bath with electric shower above, door to

AIRING CUPBOARD
Housing the hot water cylinder and space for storage.

REAR GARDEN
Comprising patio and lawned areas. Please note the right hand side of the garden is exclusively for the tenants' possession.

SERVICES
Services - Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - No gas supply to the property
Heating - Electric panel heaters and electric night storage heaters
Ofcom Predicted Mobile Coverage: EE = Good outdoor, variable in-home. O2 = Good outdoor and in-home. Three = Good outdoor, variable in-home. Vodafone = Good outdoor and in-home.
Ofcom Predicted Broadband Coverage: Standard = 16 Mbps download, 1 Mbps upload. Superfast = 80 Mbps download, 20 Mbps upload. Ultrafast = 10,000 Mbps download, 10,000 Mbps upload.
Council Tax Band A

SITUATION
Taunton Road is located in the centre of Bridgwater, with the town centre and train station located a short walk away from the property. Great connection to Junction 24 of the M5 and Taunton Road itself provides easy road access to Taunton.

DIRECTIONS
From Cornhill in Bridgwater town centre, follow the road past the Church down to St Mary Street, the road then splits into Old Taunton Road and Taunton Road, continue down Taunton Road past the hatched markings, follow the road down and after a short while the property will be found on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £850pcm exclusive of all charges. DEPOSIT: £980 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.

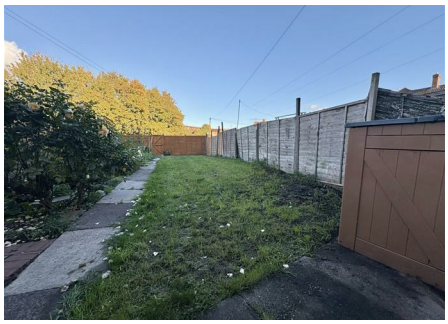
HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide 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.







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.

STAGS
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