



69 Cheddon Road, Taunton, Somerset TA2 7BX

A delightful, recently refurbished, four bedroom house situated within walking distance to the train station.

• 4 Double Bedrooms • Close to Train Station • Enclosed Garden • Parking Space for 1 car • Available Early March 2026 • 6/12 Months Plus • Deposit: £1615 • Council Tax Band: C • Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION

Gravelled front garden with fencing and path to front door.

ENTRANCE HALLWAY

Hallway running the length of the property with door to rear garden and door into;

INNER HALLWAY

With understairs cupboard and doors to;

SITTING ROOM

Light room with bay window, feature fireplace, hard flooring and radiator.

KITCHEN/DINER

Modern fitted kitchen with a range of base and wall units, integrated fridge/freezer, washing machine and dishwasher, electric oven, hob and extractor fan, resin sink with draining board and mixer tap. Space for dining table and chairs.

STAIRS & LANDING

To first floor with doors to;

BEDROOM 1

Double bedroom overlooking the rear garden with carpet, radiator and en-suite shower room with shower cubicle, WC and wash hand basin.

BEDROOM 2

Double bedroom with bay window overlooking the front of the property with carpet and radiator.

SHOWER ROOM

Comprising of shower cubicle, WC and wash hand basin.

STAIRS & LANDING

To the second floor with doors to;

BEDROOM 3

Double bedroom overlooking the rear garden with carpet and radiator.

BEDROOM 4

Double bedroom overlooking the front of the property with carpet and radiator.

OUTSIDE

To the rear of the property is a enclosed courtyard garden with a patio area and steps leading up to a private gravelled garden with gate to the parking area for 1 car.

SERVICES

Mains electric, gas, water and drainage. Council tax band C.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available Early March 2026. RENT: £1300 per calendar month exclusive of all charges. DEPOSIT: £1500 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 & 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.



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.



5 Hammet Street, Taunton, TA1 1RZ
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		76	84
England & Wales		EU Directive 2002/91/EC	