



135 Allington Close, Taunton, TA1 2ND

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A ideally located, two bedroom mid terraced house to rent in Taunton.

Junction 25 M5 1.5 Miles - Taunton 2 Miles

• Quiet Location. • Within Easy Reach of Travel Links. • Enclosed Garden. • Allocated Parking for Two Cars. • Council Tax Band B. • Deposit £1326 • Pet Considered (Terms Apply) • Available End of July • Tenant Fees Apply.

£1,150 Per Calendar Month

01823 447355 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMMODATION TO INCLUDE

A UPVC door opens on to

### LIVING ROOM

Double glazed UPVC windows to front. Fully fitted carpet (to be replaced)  
Spiral staircase to second floor. Night storage electric heater. Wall mounted electric fire. Mains Fuse Box.

### KITCHEN

11'10" x 7'11"

Tile vinyl flooring. Pine wood worktop and base units, Space for a washing machine. Double glazed UPVC windows to rear. Stainless steel sink unit. Freestanding electric oven and hob. Extractor hood, Space for fridge/freezer. UPVC door to the rear.

### STAIRS AND LANDING

Fitted carpet. Spiral staircase. Loft Hatch. Smoke Alarm

### BEDROOM ONE

12'7" x 8'3"

Double bedroom. Double glazed UPVC window to front. Fitted carpets. Fitted wardrobes with sliding wooden door.

### BATHROOM

7'0" x 4'6"

White suite. Wash hand basin, WC and bath. Electric heated towel rail. Electric shower. Wood effect vinyl flooring. Extrator fan

### BEDROOM TWO

10'7" x 7'6"

Double bedroom. Fitted carpet. Double glazed UPVC window to the rear. Fitted wardrobe and airing cupboard with water tank.

### OUTSIDE

Allocated parking for two cars to the rear.  
There is a front and back enclosed garden mostly laid to lawn.

### SERVICES

Mains Electric.  
Mains Water and Electric.  
Council Tax Band B.  
Ofcom Predicted Mobile Coverage: EE, O2, Three and Vodafone all good outdoor, variable indoors.  
Ofcom Predicted Broadband Download: Standard 21Mbps (Ultrafast available)  
Ofcom Predicted Broadband Upload: Standard 3 Mbps (Ultrafast Available)

### SITUATION

The property is ideally located near convenient travel links on the western side of Taunton. Taunton town centre, a mere ten minutes away, has a large array of shopping, healthcare, leisure and scholastic facilities that can be found with easy reach of the property. The property is a 20-30 minute drive to Bridgwater, with further shops, schools, health care centres and leisure centres, as well links to Hinkley Point. Taunton offers access via the M5 motorway at junction 25, and the mainline station at Taunton has regular trains to London, Bristol and Exeter.

### DIRECTIONS

From Junction 25, take the exit on to Toneway, continuing over the roundabout. At the next junction, turn left on to Bridgwater Road. After a quarter of a mile, turn left on to Ilminster Road. At the roundabout, take the first exit on to Allington Close. Follow the road, turning left at the sign "Nos 93-147". The property can be found on the right hand, where a pedestrian path will lead to the front door.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1150 pcm exclusive of all charges. DEPOSIT: £1326 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 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](https://www.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192-201	A		96
155-191	B		
122-154	C	71	
91-121	D		
55-90	E		
29-54	F		
1-28	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	