



120 St. John Street, Bridgwater, TA6 5JE

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A newly redecorated one bedroom first floor flat within easy reach of Bridgwater town center.

Bridgwater Town Centre 0.2 miles - M5 Junction 23 2.5 miles

• New Windows and Carpets (To be put in) • Repainted Throughout • Shared Courtyard Area • Short Walk to Local Amenities • Good Transport Links • Deposit £894 • Council Tax Band A • Available Long Term • Available from August 2026 • Tenant Fees Apply

£775 Per Calendar Month

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

## ACCOMODATION

A white painted wooden panel door opens on to

## ENTRANCE HALLWAY

Tiled entrance leading to the stairs and landing, with loft hatch, smoke alarm and new carpets to be fitted.

## OPEN PLAN LIVING ROOM/KITCHEN 15'7" x 10'11"

Good sized room with night storage heater, TV point, double glazed windows (to be replaced) and new flooring to be fitted. Kitchen to include wall and floor cupboards, stainless steel sink, space for electric cooker, plumbing for a washing machine, extractor fan, space for a fridge and new flooring to be fitted.

## BATHROOM

8'0" x 5'6"

White suite bath, electric shower, wash basin, and WC, electric wall mounted heater, new flooring to be fitted. Shower rail and curtain, shaver light and socket.

## BEDROOM

15'8" x 10'2"

Double size room, wall mounted panel heater, double glazed UPVC windows (to be replaced), curtains, new flooring to be fitted, airing cupboard with hot water cylinder with electric immersion heater

## EXTERNAL

Access to the courtyard at the rear. Shared with 120A. On street parking available on a first come, first served basis.

## SERVICES

Mains Electric, Water and Drainage.

Mobile Networks EE and O2 Good Outdoor Service. Vodafone and Good Outdoor, variable indoor service

Broadband - Ultrafast available

Council Tax Band A.

## SITUATION

The property is located a short walk away from the center of Bridgwater. Bridgwater has number of amenities, including: shops, cafes, supermarkets, health centers, schools and sports facilities. The location is within easy walking distance to the Train Station, Bus Station and Junction 23 is approximately 2.5 miles away.

## DIRECTIONS

From Junction 23 of the M5 motorway, proceed towards Bridgwater along the A38 Bristol Road. Continue into the town centre and follow signs for St John Street, where the property will be found conveniently situated close to the town's amenities and transport links.

From Bridgwater town centre, proceed along St John Street where the

property can be found conveniently positioned within easy walking distance of the town centre, local amenities and transport links. Parking is available nearby subject to local restrictions.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £775 pcm exclusive of all charges. DEPOSIT: £894 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.

The Landlord would prefer no pets residing at this property.

## HOLDING

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

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.

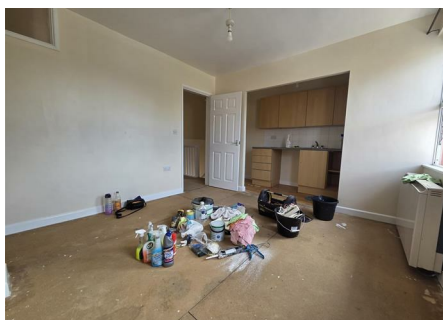
## RENTERS RIGHTS ACT

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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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 |         |           |
| England & Wales                             | 61      |           |
| EU Directive 2002/91/EC                     |         |           |