



# TOWNSEND

LETTING & MANAGEMENT

East Reach, Taunton

£850 PCM

1 Bedroom Flat - Second Floor

Available 6th March 2026



# 17 Chaucer Court 122 East Reach, Taunton, Somerset, TA1 3FH



£850 PCM  
Council Tax Band B

Deposit £980  
Floor Area 430.56 sq ft

- Council Tax Band B
- Gas central heating
- EPC rated C
- Secure gated development
- Convenient central location

TOWNSEND LETTING & MANAGEMENT are pleased to offer this modern SECOND floor one bedroom apartment in this popular gated development. The property is ideally located with easy access to the town centre and shops.

The accommodation comprises entrance hall, good size open plan living room with fitted kitchen area, double bedroom and bathroom.

Please note that this property is currently undergoing a complete refurbishment with a new kitchen, decor and flooring.

There is no parking available in the development for this property.

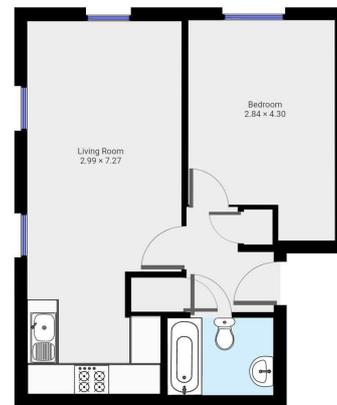
Sorry no children or pets.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee. All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.

Please note Tenants cannot run/register a business from this property.



This is a guide only. No guarantee is given for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		