

STAGS

69a Cheddon Road, Taunton, Somerset TA2 7BX

Beautifully presented unfurnished one bedroom house with private garden and parking.

Walking distance to Taunton town centre and train station.

• All White Goods Included • Enclosed Garden • Private Off-Road Parking • Walking Distance of Town & Train Station • Available Early December • Long Term Let Sought • Council Tax Band: A • EPC Grade: C • Deposit: £1032 • Tenant Fees Apply

£895 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
UPVC door into;

OUTSIDE
The property benefits from one parking space, wooden gate leads through to a private enclosed garden with steps down to the property.

KITCHEN 7'11" x 8'1"
Front door into modern fitted kitchen with electric hob & oven with extractor hood, integrated fridge/freezer and dishwasher, and sink. Step down to;

LIVING ROOM 19'10" x 8'11"
Light room with hard flooring, radiator, good size cupboard housing the washing machine, stairs rising to the first floor

STAIRS & LANDING
Carpeted stairs and landing with doors to;

BEDROOM 1 10'4" x 9'1"
Dual aspect double bedroom overlooking the rear garden with carpet and radiator.

SHOWER ROOM 5'10" x 5'10"
Comprising low level WC, wash basin and enclosed shower cubicle.

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 13 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal limited. External likely on EE, Three, O2 and Vodafone.
Local Authority: Council tax band A

DIRECTIONS
From the Stags Taunton office on Hammet Street, proceed up Hammet Street towards the war memorial roundabout, turn right onto North Street and follow the road past the Tangier Way junction. Turn right onto Station Road and proceed up until the St Andrews junction, turn right onto St Andrews Road then left onto Cheddon Road proceed until you reach Peter Street, turn left onto Peter Street. Just before Stanley House turn left and the property entrance will be found.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available early December. RENT: £895pcm exclusive of all charges. DEPOSIT: £1,032 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 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
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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