



26D Park Street, Taunton, TA1 4DG

A newly redecorated first floor one bed flat which is extremely conveniently situated within just a few minutes walking distance of all the amenities of the county town of Somerset.

Junction 25 of the M5 3 miles. 0.8 miles to the Train Station. Somerset County Cricket Ground 0.8 miles

• Set within a Large Victorian Property • Situated within flat away from the Road • Open plan Kitchen dining area • Train Station approx 15 min walk away • Junction 25 approx 3 miles • Deposit £721 • Council Tax Band A • Long Term Rental • Available September • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMODATION INCLUDES

Communal front & rear entrance doors lead to first floor and flat entrance door leading to

ENTRANCE HALL

Own use external door, beige carpet.

LIVING ROOM / KITCHEN

12'7" x 12'7"

Newly redecorated, fitted carpet & curtain track, night storage heater, telephone & TV aerial point. Good range of wall & floor cupboards, freestanding electric cooker with extractor hood above, washing machine. Option for fridge/freezer.

BEDROOM 9'6" x 9'5" at narrowest x 10'8" at widest

Newly redecorated. Double size. Fitted carpet & curtain track, night storage heater.

BATHROOM

6'10" x 6'4" at widest x 4'1" at narrowest

Suite of bath with shower from taps, electric shower over, hand basin & WC. Wall mounted heater. Airing cupboard housing a hot water tank. Shower curtain & rail. Vinyl flooring.

SERVICES

Mains electricity, water and sewerage

Electric Heating

Council Tax Band A

Broadband - Standard, Superfast and Ultrafast

Mobile - EE - Good outdoor and variable indoor. There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. O2, Three and Vodafone - There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

SITUATION

Park Street is within easy walking distance of Taunton town centre within walking distance to shopping facilities, transport links, schools and leisure amenities. Local attractions include Vivary Park and Somerset County Cricket Ground.

DIRECTIONS

By Car - Leave the M5 at Junction 25 and follow signs for Taunton Town Centre.. Join the A358 and continue towards the centre. Follow signs for County Hall. Turn onto Park Street, which is located close to Castle Street and the County Hall area.

Walking - Start at Fore Street/Cheapside in the town centre. Head towards Castle Green and The Castle. Continue along Castle Street. Turn into Park Street.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £625 pcm exclusive of all charges. DEPOSIT: £721 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 due to the size of the property and no outdoor space.

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.



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC