



31 Vivary Road, Taunton, Somerset TA1 3JW

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Spacious three bedroom terraced house situated close to Taunton Town Centre.

Approximate distance from Taunton Town Centre 0.6 miles

- Good Sized Living Space.
- Driveway Parking for One Car.
- Fully Enclosed Rear Garden.
- Wood Burner.
- Available End of June.
- Pets Considered (terms apply)
- Council Tax Band B.
- Deposit £1500.
- Tenant Fees Apply.

£1,300 Per Calendar Month

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### ENTRANCE PORCH

6'4" x 3'1"

Double glazed porch with sliding door and letterbox. White wooden glazed door to:

### HALLWAY

Carpeted hallway with electric heater and smoke alarm. Door to;

### LIVING ROOM

15'3" x 13'4"

Spacious living room with large front aspect double glazed windows, fully fitted carpet, wood burner, electric heater and CO2 alarm. Door to;

### DINING ROOM

11'8" x 9'5"

Generous size room overlooking the rear garden, double glazed windows, fully fitted carpet, and electric heater. Doors to;

### UTILITY ROOM 4'7" x 15'1" (into the understairs)

Convenient utility room with sockets, space and plumbing for a washing machine and free standing fridge freezer. Ample storage space.

### DOWNSTAIRS CLOAKROOM

5'6" x 4'6"

With a low level WC, wash hand basin, mirror and skylight.

### KITCHEN

9'5" x 8'2"

A glazed door opens on to a well lit kitchen with a range of beech effect wall and base units with laminated worktops, stainless steel sink, freestanding cooker and space for a dishwasher.

### STAIRS & LANDING

Fully fitted carpeted stairs and spacious landing area with doors to;

### BEDROOM 1

13'9" x 9'1"

Large double bedroom with front aspect double glazed windows, fully fitted carpet, built in wardrobes, electric heater, and airing cupboard.

### BEDROOM 2

9'11" x 9'1"

Double bedroom overlooking the rear garden, with double glazed windows to the rear, built in cupboard, carpet, and electric heater.

### BEDROOM 3

9'11" x 7'2"

Large single bedroom, front aspect double glazed windows, with storage cupboard, carpet and electric heater.

### SHOWER ROOM

7'1" x 5'8"

The shower room comprises of; double glazed windows to the rear, WC, wash hand basin with vanity unit and shower cubicle.

### OUTSIDE

The front of the property benefits from a large off road parking space and path to the front door, bordered by shrubs and plants. To the rear is a large patio area, small grass area and a shed. There is also a gate providing rear access to the property.

### SERVICES

Mains electric, Water and Drainage.

Electric Panel Heaters.

Council tax band B.

Ofcom Predicted Mobile Coverage: O2, EE, Three and Vodafone all likely.

Ofcom Predicted Broadband Download: Standard 16 Mbps (Superfast and Ultrafast Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast and Ultrafast Available)

### SITUATION

Vivary Road is located in this widely regarded and most favoured area of the town, being within easy walking distance of the well-known Vivary Park with its large expanse of lawns, flower gardens, golf course and ponds. Likewise the town centre is also within walking distance. Taunton, the county town of Somerset, is well known for its excellent schools and is home to the Somerset County

Cricket Ground, Taunton Racecourse and The Brewhouse Theatre. The town centre has many well known high street shops and amenities and excellent communications including a mainline rail station and access to the M5 motorway.

### DIRECTIONS

From Upper High Street, turn into Burton Place opposite the Law courts. Follow this road and take the next left into Vivary Road. Whereby the property will be found after a short distance on the left hand side.

### LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1300 pcm exclusive of all charges. DEPOSIT: £1500 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 & 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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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