



TOWNSEND

LETTING & MANAGEMENT

Nailsbourne, Taunton

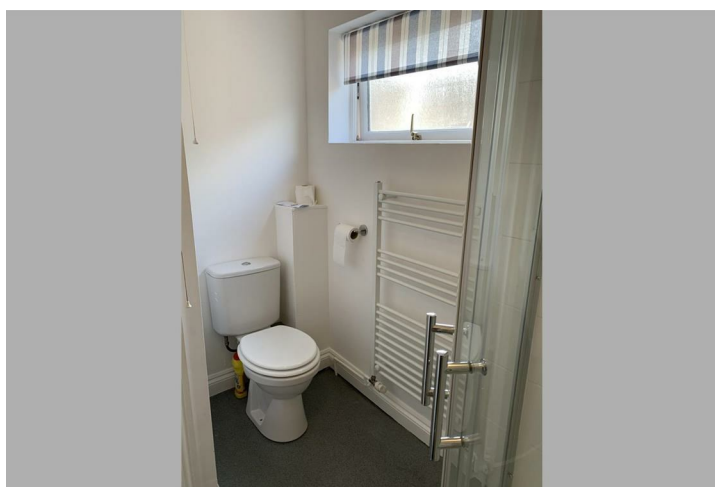
£850 PCM

1 Bedroom Cottage

Available 23rd September
2026



The Annexe, 3 Tainfield Cottages, Nailsbourne, Taunton, TA2 8AF



£850 PCM
Council Tax Band A

Deposit £980
Floor Area 365.98 sq ft

- Council Tax Band A
- Off street parking
- Pretty cottage in village
- Gas central heating

TOWNSEND LETTING & MANAGEMENT are delighted to offer to the letting market this lovely one bedroom single level annexe in a rural yet convenient location. The property benefits from mains gas central heating and two small outside areas for exclusive use.

Accommodation includes, entrance to kitchen, light and bright lounge, bedroom and modern shower room.

Outside there is a pretty side garden area and a separate clothes drying area. One parking space to the front. The rent INCLUDES a contribution to water & sewerage costs.

Suit one single professional, one small well behaved pet considered.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

