



21 Chaucer Court East Reach, Taunton, Somerset TA1
3FH

A modern 2 bedroom 1st floor apartment situated
within walking distance of Taunton town centre.

Taunton Town Centre 5 min walk - M5 Junction 25 2 Miles

- 2 bedroom 1st floor apartment
- Gas central heating
- Double glazing
- Modern fitted bathroom
- Modern fitted kitchen
- 1 allocated parking space
- Council tax band B
- Deposit £1269
- Tenant fees apply

£1,100 Per Calendar Month

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

ACCOMODATION TO INCLUDE:

OPEN PLAN LOUNGE/KITCHEN 18'8 x 14'3

Lounge area:

uPVC double glazed bay window to rear, laminate flooring, built in cupboard and radiator.

Kitchen area:

Fitted with a range of grey, wall, drawer, base and mirrored units with wooden butcher block style works surface over and tiled splashbacks. Built in Neff electric oven with gas hob. Built in fridge/freezer, slimline dishwasher and washing/tumble machine. Breakfast bar with space for 2 stools.

BEDROOM 1 12'8 x 8'3 to front of wardrobes

Built in double wardrobe with mirrored doors, radiator and uPVC double glazed window to front aspect.

BEDROOM 2 8 x 6'7

uPVC double glazed window to front aspect, radiator.

BATHROOM

Fitted with a modern white suite comprising: Low level WC, pedestal wash hand basin and panelled bath with therma shower over. Half tiled, heated towel rail.

SITUATION

The property is situated just off from the town centre of Taunton. This is a busy town with an array of shops and recreational and social facilities. There is a train station which is a main link to London Paddington

SERVICES

Mains electric, gas, water and drainage

Mobile coverage: O2 and Vodafone - good indoors and out
EE and Three - good outdoors

DIRECTIONS

From our office in Hammet Street, Taunton, proceed east through Church Square and continue onto East Reach (A38) heading away from the town centre. Follow East Reach for approximately half a

mile, passing through the traffic lights and continuing along the main road. Turn left into Chaucer Grove

LETTING DETAILS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid March. RENT: £1100 exclusive of all charges. DEPOSIT: £1269 returnable at end of tenancy, subject to 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. Viewing strictly through the Agents.

HOLDING FEE AND TENANT FEES

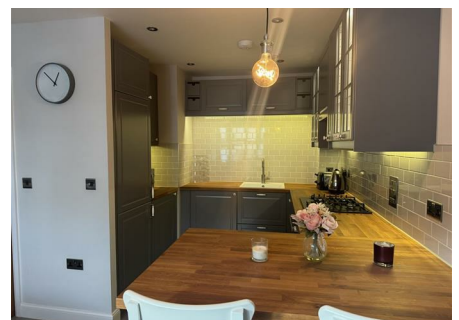
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf



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
01823 447355
rentals.somerset@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (94-101)	A		
81 (71-101)	B		
69 (55-80)	C	77	77
55 (45-68)	D		
39 (34-54)	E		
21 (16-33)	F		
1 (1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	