



Flat 3 57 Station Road, Taunton, Somerset TA1 1NZ

A top floor, one bedroom flat situated in a popular location within walking distance to Taunton train station.

Town Centre Location

- Within Easy Walking Distance to Town Centre.
- Electric Night Storage Heaters.
- Suit Professional Single/Couple.
- Not Suitable For Pets.
- Available July.
- Deposit £865.
- Council Tax Band: A
- Tenant Fees Apply

£750 Per Calendar Month

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

COMMUNAL FRONT DOOR

Hallway with stairs leading up to top floor, personal front door to:

ENTRANCE HALLWAY

Spacious bright area with window, BT point, power points, coat hooks, doors leading off to:

KITCHEN

Fitted with a range of wall and base units offering ample storage, washing machine, fridge/freezer, electric oven, feature fireplace.

SITTING ROOM

Spacious room with window, tv point, electric heater.

BEDROOM

Double bedroom with window, electric heater.

BATHROOM

Fitted bathroom, white suite, WC, wash hand basin, bath with electric shower over, large airing cupboard.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric heaters

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20Mbps. Ultrafast: Download 1000 Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal Three, O2 and Vodafone. External All.

Local Authority: Council tax band A

OUTSIDE

Please note, there is no outside space or parking with this property.

On street residents permit parking can be found nearby through Somerset Council.

DIRECTIONS

From our office, proceed to the end of Hammet Street, turn right and continue through the town and over the bridge. Bear slightly to the right and no 57 Station Road can be found on your left hand side next door to Stillmans - almost opposite to Dominos Pizza shop.

LETING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: 750 pcm exclusive of all charges. DEPOSIT: £865 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.

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://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.



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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(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		