



Flat 4 Oak Court, 108a Cheddon Road, Taunton,
Somerset TA2 7DW

A recently refurbished one bedroom first floor apartment in
a convenient location close to Taunton station

Close to Town Centre & Train Station

• Recently Refurbished • Close to Train Station & Town Centre • Gas Central
Heating • Communal Gardens • Bike Store • Available October • Long Term
Let Sought • Deposit £923 • Council Tax Band: A • Tenant Fees Apply

£800 Per Calendar Month

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

COMMUNAL ENTRANCE

Secure entrance with stairs leading off to first floor landing, personal door into

ENTRANCE HALL

With intercom entry system, doors leading off to:

LOUNGE/KITCHEN

12'5" x 12'5"

Well presented kitchen area refurbished in recent years with electric hob and oven with extractor fan over, range of wall and base units offering a good amount of storage, gas boiler, stainless steel one and half bowl sink. TV point and BT point and radiator to the lounge. Useful storage cupboard.

BEDROOM

11'0" x 8'6"

Double bedroom with rear aspect, TV point, radiator.

BATHROOM

8'7" x 6'6"

White suite refurbished in recent years. bath with shower over, WC and wash basin with storage underneath, heated towel rail.

OUTSIDE

There is a communal garden at the rear of the property along with a bike store. On road parking is available nearby.

SERVICES

Mains Gas, Electric, Water and Drainage.

Gas Fired Central Heating.

Ofcom Predicted Mobile Data: EE = Good outdoor, variable in-home. O2 = Good outdoor. Three = Good outdoor. Vodafone = Good outdoor.

Ofcom Predicted Broadband Download: Standard = 13 Mbps. Superfast = 80 Mbps. Ultrafast = 1,800 Mbps. (Superfast and Ultrafast available)

Ofcom Predicted Broadband Upload: Standard = 1 Mbps. Superfast = 20 Mbps. Ultrafast = 1,000 Mbps. (Superfast and Ultrafast available)

Council Tax Band A

SITUATION

Cheddon Road is situated on the northern fringe of the town. The town centre, with its excellent shops and facilities is just over a mile away, with a bus stop not far from the property. A short walk from the property is the mainline railway station and the M5 motorway at Junction 25.

DIRECTIONS

From the centre of Taunton proceed in a northerly direction heading along Station Road and continuing under the railway bridges. Turn right at the traffic lights and immediately turn left onto Cheddon Road where the property will be found on the right hand side down a small lane marked Oak Court.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available from 25th September. RENT: £800pcm exclusive of all charges. DEPOSIT: £923 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.

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		
(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	82	82
EU Directive 2002/91/EC		