



STAGS

19 Adcombe Road, Taunton, Somerset TA2 8EH

A bright and spacious three bedroom terraced house to rent in Priorswood, Taunton

Town Centre 2 Miles - M5 Junction 25 2.5 Miles - Wellington 7.5 Miles -
Bridgwater 12 Miles

• Ideally Located for Travel Links. • Double Glazing Throughout. • Fully Enclosed Garden. • A Pet Considered (Terms Apply) • On Street Parking. • Deposit £1471 • Council Tax Band B • Available September. • Tenant Fees Apply.

£1,275 Per Month

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

ACCOMMODATION TO INCLUDE

A white UPVC door opens on to

ENTRANCE HALLWAY

13'1" x 6'9"

With wood effect laminate flooring, understairs cupboard, radiator and thermostat.

A glazed wooden door leads to

KITCHEN

9'11" x 8'3"

A well presented kitchen with fully fitted marble tile flooring, light green laminate fronted units, wood effect laminate worktops, integrated Lamona oven and grill, integrated Lamona induction hob, extractor hood, stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer.

A UPVC door opens on to

CONSERVATORY

7'7" x 5'4"

With wood effect laminate flooring, UPVC glazed walls, windows and roof and a glazed UPVC door to the garden.

LIVING/DINING ROOM

22'8" x 10'3"

A good sized, light and airy room with fully fitted wood effect laminate flooring, UPVC windows to the front and rear, fitted gas fire, and two radiators. There is a dining room table with six chairs, and a wardrobe available for tenants use.

STAIRS AND LANDING

With fully fitted beige carpet, and loft hatch.

SHOWER ROOM

7'8" x 6'2"

A modern room with fully fitted grey marble tiled walls, fully fitted black tile effect laminate flooring, WC, radiator, UPVC window to the rear, shower cubicle with electric shower, wash basin and mirrored medicine cabinet.

BEDROOM ONE

14'5" x 9'6"

DOUBLE with fully fitted beige carpet, UPVC window to the rear and satellite cable. There is a side table and lamp available for tenants use.

BEDROOM TWO

14'6" x 13'0"

DOUBLE with fully fitted beige carpet, UPVC window to the front, radiator and telephone point. There is a double bed with mattress available for the tenants use.

BEDROOM THREE

9'4" x 8'8"

SINGLE with fully fitted beige carpet, UPVC windows to the front, airing cupboard containing water heater and radiator.

OUTSIDE

To the front of the property is a concrete slab courtyard area with bin store.

To the rear of the property is a fully enclosed garden, half laid to patio, the other laid to lawn. On the patio there is a seating area and storage shed. To the rear of the garden is a summerhouse. The rear garden gate leads on to a carpark area.

There is no allocated parking for this property, however, garages at the rear of the property may be available to rent through Somerset Council.

SERVICES

Mains Electric, Gas, Water and Drainage.

Council Tax Band B

Ofcom Predicted Mobile Coverage: All major networks good outdoor, variable indoors.

Ofcom Predicted Broadband Speeds: Standard Download - 5 Mbps. Standard Upload - 0.6Mbps. Superfast and Ultrafast Broadband available.

SITUATION

The property is located in a quiet cul-de-sac in Priorswood, only five minutes away from the town centre and nearby travel links. Taunton town centre has a large array of shopping, healthcare,

scholastic and leisure facilities that can be found with easy reach of the property. The property is a 20-30 minute drive to both Wellington and Bridgwater, with further shops, schools, health care centres and leisure centres. Taunton offers access via the M5 motorway at junction 25, and mainline station with regular trains to London, Bristol and Exeter from Taunton.

DIRECTIONS

From junction 25, take the A358 exit towards Taunton and following the road on to Toneway. Continue straight through the crossroad, keeping on the dual carriageway. At the roundabout, take the 3rd exit on to Obridge Viaduct. At the next roundabout, take the 2nd exit on to Eastwick Rd. Turn right on to Horner Road and after a short distance turn left on to Fairfield Rd. Turn right on to Adcombe Rd and follow the road around. The property can be found on the left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £1275 pcm exclusive of all charges. DEPOSIT: £1471 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 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](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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(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		