



STAGS

Flat 2, 7 Taunton Road, Bridgwater, TA6 3LW

A spacious redecorated and recarpeted one bedroom ground floor flat in the heart of Bridgwater.

Bus Station approximately 5-10 minutes' walk. Train Station approximately 10-15 minutes' walk. M5 Junction 24 approximately 1.5 miles. M5 Junction

• Spacious One Bedroom Flat • New Decor and Carpets Throughout • Central Bridgwater Location • Close to HPC Walk & Ride • Cooker & Dishwasher • Deposit £807 • Long Term Let Sought • Council Tax Band A • Available Now • Tenant Fees Apply

£700 Per Calendar Month

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

ACCOMMODATION

A secure communal door leads into a communal hallway, with private flat entrance

HALLWAY

With doors to

KITCHEN

9'7" x 5'1"

Redecorated, with range of wall and base units, freestanding electric cooker, dishwasher, washing machine and space for fridge/freezer.

LOUNGE

19'9" x 16'1"

Freshly decorated, bright and spacious room with new carpets, bay window, storage heater.

BEDROOM

17'8" x 9'7"

Another freshly decorated spacious room with new carpets, plenty of natural light from the large sash window. Storage heater. Door to

BATHROOM

5'6" x 7'10"

Redecorated white suite bathroom, WC, wash basin, bath with shower, storage cupboard.

OUTSIDE

Please note there is no parking or outdoor space.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating

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

Ofcom Predicted Broadband Coverage: Standard = 19 Mbps download, 1 Mbps upload. Superfast = 80 Mbps download, 20 Mbps upload.

Ultrafast = 10,000 Mbps download, 10,000 Mbps upload.

Council Tax Band A

SITUATION

Taunton Road is located in the centre of Bridgwater, with the town centre and train station located a short walk away from the property. Great connection to Junction 24 of the M5 and Taunton Road itself provides easy road access to Taunton.

DIRECTIONS

From Cornhill in Bridgwater town centre, follow the road past the Church down to St Mary Street, the road then splits into Old Taunton Road and

Taunton Road, continue down Taunton Road and the property will be found on the left hand side, adjacent to the hatched markings.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £700pcm exclusive of all charges. DEPOSIT: £807 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 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.



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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	69	51
EU Directive 2002/91/EC		