



Millbrook Regent Street, Bradford-On-Tone, Taunton,
Somerset TA4 1HB

A newly refurbished and redecorated 2/3 bedroom bungalow ideally located within the charming village of Bradford-on -Tone.

Wellington 3.5 Miles - Taunton 4 Miles - Junction 26 2.5 Miles

- Flexible Bedroom Space.
- Parking for 2/3 Cars.
- Newly Fitted Kitchen.
- Newly Fitted Windows and Doors.
- Available End of June.
- Gas Fired Central Heating.
- Council Tax Band D.
- Pets Considered (Terms Apply)
- Deposit £1557
- Tenant Fees Apply.

£1,350 Per Calendar Month

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ACCOMMODATION TO INCLUDE

A new UPVC door and windows opens on to

ENTRANCE HALLWAY

With newly fitted carpet, newly painted walls, one drop pendant light, full length curtain on curtain rail, radiator and airing cupboard. A solid wooden door leads to

BEDROOM THREE / STUDY

SMALL DOUBLE with newly fitted carpets, newly painted walls, new UPVC window, pendant light, radiator, inset shelf unit, satellite cable and cupboard containing the mains fuse box and electric meter.

DINING ROOM

With newly fitted carpets, new UPVC windows, newly painted walls, pendant light, vertical blinds and curtains, radiator, broadband cable, smoke alarm and cupboard containing gas combi boiler and CO2 alarm.

LIVING ROOM

An open archway opens on to the living room with newly fitted carpets, newly fitted UPVC windows and doors, newly painted walls, fitted wall lights and pendant light, two radiators, two satellite cables, vertical blinds and curtains, thermostat and electric fire in stone surround. A solid wooden door opens on to

KITCHEN / DINER

With newly fitted wall and base kitchen units, newly fitted worktop, newly painted walls and fitted tiles, newly fitted wood effect vinyl flooring, new integrated extractor fan, new Lamona induction hob, new integrated Lamona oven and grill, pendant light, strip light, radiator, space for fridge/freezer, spacer for washing machine, space for dishwasher and new UPVC door to the garden. A solid wooden door leads to

UTILITY ROOM

With newly fitted wood effect vinyl flooring, newly fitted wall and base units, newly painted walls, loft hatch, strip light, extractor fan and radiator.

REAR HALLWAY

From the Living Room, a solid wooden door opens to the Rear Hallway, with newly fitted carpets, newly painted walls, and pendant light.

BATHROOM

With white suite of wash basin, WC and bath, with chrome thermostatic shower over, double glazed UPV windows to the front, newly fitted flooring, radiator, chrome loo roll holder, extractor fan and mirror.

WC

With newly fitted flooring, double glazed UPVC window to the front, newly painted walls, WC, wash basin and mirror.

BEDROOM ONE

DOUBLE with newly fitted carpet, newly painted walls, new double glazed UPVC windows to the rear, radiator, fitted wardrobe, radiator and telephone point.

BEDROOM TWO

SMALL DOUBLE with newly fitted carpet, newly painted walls, new double glazed UPVC windows to the front, fitted wardrobe and radiator.

OUTSIDE

The front of the property is approached by a tarmac driveway with space for 2/3cars. There are a variety of flowerbeds and borders with established plants and shrubs.

To the rear of the property is a patio area, which wraps around the house to the lean to on the left hand side. The garden is mostly laid to lawn with a variety of established plants and shrubs. There is a wooden shed containing gardening equipment for the tenants use.

SERVICES

Mains Electric, Mains Gas, Mains Water and Drainage.

Gas Fired Central Heating.

Council Tax Band D

Ofcom Predicted Mobile Coverage: EE, O2, Three and Vodafone. Likely outdoors, variable inside.

Ofcom Predicted Broadband Download: Standard 16 Mbps (Superfast Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast Available)

SITUATION

The property can be found situated in the heart of this sought after village, which lies approximately 4 miles from both Taunton and Wellington. Within the village there is an ancient church, village hall, several clubs and associations and a popular pub together with a small general store. Wellington has number of amenities, including: shops, cafes, supermarkets, health centers, schools and sports facilities. The County Town of Taunton is only 4 miles away, providing further shopping facilities, excellent schools, as well as Musgrove Hospital. The M5 Junction 26 is short drive away, providing convenient travel links, with Taunton Railway Station providing a direct train to London Paddington.

DIRECTIONS

From Taunton, take the follow the A38 towards Wellington. Carry on for 2 miles, going past Rumwell Farm shop and Sheppys Cider, before turning right towards Bradford-on-Tone. Follow the road through to Bradford-on-Tone and continuing as it becomes Regent Street. The property can be found on the left hand side, just before the White Horse Inn.

LETTING (Where a pet is considered)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1350 pcm exclusive of all charges. DEPOSIT: £1557 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.

RENTER'S 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://www.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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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