



15 Collett Road , Norton Fitzwarren, Taunton, TA2 6DB

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A well presented three bedroom modern terraced house in the delightful village of Norton Fitzwarren.

Taunton 2 Miles - M5 Junction 25 5 Miles - Wellington 7 Miles

• Convenient Location. • Garage and Allocated Parking (See details). • Enclosed South Facing Garden. • A Small Dog/Caged Pet Considered. • Available End of February. • Council Tax Band C • 6/12 Months Plus • Deposit £1673 • Tenant Fees Apply.

£1,450 Per Calendar Month

01823 662234 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)



## ACCOMMODATION TO INCLUDE

A white wooden UPVC door with opens on to

### ENTRANCE HALLWAY

A L shaped hallway with fully fitted dark wood effect vinyl flooring, fitted brush mat, pendant light, smoke alarm, radiator, fuse box, coat hooks, thermostat, doorbell chime and white wooden panel door to understairs cupboard. A white wooden panel door in to

### CLOAKROOM

4'10" x 3'5"

With continuation of the dark wood effect vinyl flooring, ceramic wash basin, mirror, ceramic WC and extractor fan.

### KITCHEN / DINING ROOM

17'7" x 12'10"

A white panel wooden door opens to the KITCHEN with wood effect vinyl flooring, 1 pendant light, 1 CO2 alarm, fully fitted wooden fronted wall and base units, space for fridge/freezer, space for washing machine, stainless steel sink unit, double glazed UPVC window to the front, space for dishwasher, integrated extractor hood, integrated gas 4 ring hob and integrated electric fan oven. To the DINING AREA, is continuation of the wood effect vinyl flooring, space for dining table, 2 white radiators and double glazed UPVC French doors to the garden. A white wooden panel door opens on to

### LIVING ROOM

18'8" x 9'11"

With fully fitted dark grey carpet, double glazed UPVC French doors to the garden, Double glazed UPVC windows to the front, two white radiators, satellite cable, TV point and pendant light.

### STAIRS AND LANDING

With fully fitted grey carpet, two double glazed UPVC windows to the front, radiator, smoke alarm and white wooden door to airing cupboard containing water heater.

### BEDROOM ONE

12'9" x 10'1"

DOUBLE with fully fitted grey carpet, double glazed UPVC windows to the front and radiator. A white wooden panel door opens on to

### ENSUITE

7'10" x 5'5"

With fully fitted grey marble vinyl flooring, electric heated towel rail, ceramic WC, double glazed UPVC window to the rear, shower cubicle with chrome thermostatic shower, extractor fan, ceramic wash bash with vanity underneath, mirror and glass shelf.

### BATHROOM

8'4" x 5'7"

A white wooden panel door with integrated lock opens on to the bathroom with fully fitted grey marble effect vinyl flooring, ceramic wash bash, ceramic WC, white acrylic bath with chrome shower head attachment, electric heated towel rail and extractor fan.

### BEDROOM TWO

11'0" x 10'4"

DOUBLE with fully fitted dark grey carpet, loft hatch (no access), double glazed UPVC windows to rear and radiator.

### BEDROOM THREE

11'7" x 6'11"

SINGLE with fully fitted dark grey carpet, double glazed UPVC windows to front and radiator.

### OUTSIDE

To the rear of the property is a fully enclosed, fenced courtyard and wraparound garden with stone slabs, gravel borders and established shrubs and plants. There is a wooden gate to the right hand side leading to the front, garden tap and external plug socket.

A further garden gate leads out to the parking area with one allocated parking space and garage, which is the middle of three to the right hand side. PLEASE SEE DIRECTIONS FOR INFORMATION ON HOW TO GET TO THE GARAGE.

### SERVICES

Mains Electric, Gas, Water and Drainage.

Gas Fired Central Heating.

Council Tax Band C

Ofcom Predicted Mobile Coverage: EE, Three and Vodafone Likely. O2 patchy.

Ofcom Predicted Broadband Download: Standard 6 Mbps (Ultrafast Broadband available)

Ofcom Predicted Broadband Upload: Standard 0.8 Mbps (Ultrafast Broadband available)

## SITUATION

15 Collet Road is situated in the popular village of Norton Fitzwarren, which is only 2 miles from the centre of Taunton. There are a range of amenities on hand which include a modern Co-op store, doctor's surgery, community centre and public house. A larger array of shopping and scholastic facilities can be found within The County Town of Taunton. There is a bus stop with regular services to Taunton and surrounding areas down the road. Taunton offers access via the M5 motorway at junction 25 and mainline station with regular trains to London, Bristol and Exeter.

## DIRECTIONS

FOR VIEWINGS: From our Taunton Office, turn off the roundabout on to North Street and continue for 1 mile. At the next roundabout, take the 2nd exit on to Staplegrove Road and continue for 1/2 a mile. At the next roundabout, take the first exit and continue on to Staplegrove Road. Continue straight through the Silk Mills Roundabout and take the first exit at the Cross Keys roundabout. Turn left on to Collett Road, and the property can be found on the left hand side.

TO ACCESS PARKING AREA: Follow directions above but at Silk Mills roundabout, take first exit on to Silk Mills Road, then take 1st right on to Great Western Way. At the roundabout, take the 2nd exit on to Collett Road, following the road and keeping left on to Collett Road. On the left will be an archway leading in to the parking area, where the allocated spot can be found at the far end on the left hand side.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid-end January 2026. RENT: £1450.00 exclusive of all charges. DEPOSIT: £1673 returnable at end of tenancy, subject to deductions. A small dog/caged pet considered. 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. Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## 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

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_roadmap.pdf)

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*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		90
(69-80) C	79	
(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	



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