



The Minster Flat Church Square, Taunton, TA1 1SA

A very well presented and newly refurbished one bedroom apartment in Taunton Town Centre.

Taunton Town Centre

- Rent Includes Heating, Water and Drainage
- Available Late January 2026
- 12 Months Plus
- Unfurnished
- Sorry, Not Suitable for Pets
- Council Tax Band: A (TBC)
- Deposit: £1067
- Tenant Fees Apply
- New white goods

£925 Per Calendar Month

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ACCOMMODATION TO INCLUDE

Front door leads into;

ENTRANCE HALLWAY

Practical hallway with slate tiled flooring, coat hook and carpeted stairs leading up to;

OPEN PLAN SITTING ROOM/ KITCHEN

Recently refurbished, open plan sitting room / kitchen with newly fitted carpet and lino, windows providing ample light into the apartment, new matching blinds, spotlights, original beams and radiators. The kitchen area comprises of; new free standing undercounter fridge, new washing machine, stainless steel sink and draining board, electric hob, electric oven, shaker style cupboards and drawers and worktop.

BEDROOM

Two steps lead up to the double bedroom with dual aspect, new carpets, new matching blinds, original features and radiator.

SHOWER ROOM

Comprising of; shower cubicle with electric shower, mirror, WC, wash hand basin and towel radiator.

OUTSIDE

Please note, there is no outside space or parking with this property.

SERVICES

Electric - Mains connected on sub-meter

Drainage - Mains connected (included within the rent)

Water - Mains connected (included within the rent)

Heating - Air Source Heat Pump (included within the rent)

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000Mbps.

Ofcom predicted mobile coverage for voice and data: Internal: EE, Three and Vodafone Likely. External: EE, Three, O2, Vodafone likely.

Local Authority: Council tax band TBC

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available January. RENT: £925.00 per calendar month inclusive of heating, water and

drainage, the tenant will be responsible for the bills and accounts for electric, council tax, broadband and TV license as applicable.

DEPOSIT: £1,067.00 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 & 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 Act 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf



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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