



11 Redgate Street, Bridgwater, TA6 5BG

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A newly refurbished two bedroom terraced house with garden in Bridgwater.

Town Centre 0.9 Miles - M5 Junction 24 2.6 Miles - Taunton 12.6 Miles

• New Kitchen and Bathroom. • New Carpets and Flooring. • Convenient Town Location • Enclosed Garden. • Pets Considered. • Deposit £1269 • Council Tax Band A • Available Immediately. • 12 Months Plus. • Tenant Fees Apply.

£1,100 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

A wooden front door opens on to

### LIVING ROOM

21'3" x 11'9"

With fitted wooden flooring, double glazed UPVC windows to front, feature fireplace with stone surround, TV point, smoke alarm and radiator. There is a wooden door to downstairs cupboard, A glazed wooden door leads to

### KITCHEN / DINING ROOM

15'0" x 10'9"

With newly fitted wood effect vinyl flooring, double glazed UPVC window to rear. a range of newly fitted wooden fronted wall and base units, stainless steel sink unit, new integrated electric oven and hob, newly fitted extractor hood space for washing machine, space for dishwasher, space for fridge freezer and radiator.

### CONSERVATORY

10'0" x 11'11"

With wood effect vinyl flooring and double glazed UPVC sliding door to garden.

### STAIRS AND LANDING

7'10" x 3'2"

Fitted brown carpeted stairs lead up to the landing with pendant light and smoke alarm.

### BEDROOM ONE

15'0" x 11'1"

With newly fitted brown carpet, double UPVC windows to rear and radiator.

### BATHROOM

8'0" x 4'9"

Newly refurbished with laminate bath tub, thermostatic shower, wash basin and vanity, WC, radiator, storage cupboard and loft hatch (not to be used by tenants)

### BEDROOM TWO

12'10" x 11'10"

With newly fitted brown carpet, double glazed UPVC windows to front, radiator and storage cupboard.

### OUTSIDE

To the rear of the property is a fully fenced garden split between patio and lawned areas, with shed to the far end.

There is on street parking available outside the property.

## SERVICES

Mains Electric, Water and Drainage.

Gas Fired Central Heating.

Ofcom Predicted Mobile Data: EE, O2, Three and Vodafone

Likely outdoors, inside is variable.

Ofcom Predicted Broadband Download: Standard 15 Mbps (Ultrafast and Superfast available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Ultrafast and Superfast available)

Council Tax Band A

## SITUATION

11 Redgate Street is a well presented two bedroom terraced house in popular area of Bridgwater, with convenient travel links to the M5 and in close proximity to the local train station, whilst also not being far from the town centre.

## DIRECTIONS

From Junction 24, take the 1st exit off the Huntworth Interchange on to A38 and at the roundabout, take the 3rd exit to stay on A38 for half a mile. At the next roundabout, continue straight to stay on A38/Taunton Road for 1 mile. At the traffic lights, turn right on to Broadway. At the next traffic

lights, turn right on to Salmon Parade and then immediately left on to Cranleigh Gardens. Follow the road around to the end and turn right on St John Street. At the mini roundabout, turn right on to Westonzoyland Road, going over the bridge and the entrance to Redgate street can be found 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 immediately. RENT: £950 per calendar month, exclusive of all charges. DEPOSIT: £1096 returnable at end of tenancy, subject to 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. Viewings and references 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.

## RENTER'S 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](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/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_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                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 58      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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