



Flat 1, Mariners Court Mariners Close, Bridgwater, TA6  
5EG

---

A one bedroom first floor apartment situated within  
the centre of Bridgwater.

Bridgwater town centre 0.7 Miles - Taunton 12 Miles - Weston-Super-Mare  
22 Miles

• Unfurnished. • Convenient Location. • Open Plan Kitchen/Living Room. • Gated  
Entrance. • Suitable for Professional Single. • No Pets/Children Considered. • Deposit  
£774. • Available Early March. • Council Tax Ban A. • Tenant Fees Apply.

£675 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

A wooden security door opens up to carpeted stairs leading to the 1st floor, door to the right leading to the Flat 1 entrance. A solid wooden door opens on to

## ENTRANCE HALLWAY

With fully fitted brown carpet flooring, pendant light, two mains fuse boxes and 1 wooden plinth with coat hooks. A wooden panel door opens to

## OPEN PLAN KITCHEN / LIVING ROOM/ DINING ROOM

KITCHEN AREA consists of grey wood effect vinyl flooring, white laminate fronted wall and base units, wood laminate work top, stainless steel sink unit, two ring induction hob, integrated fan oven, extractor fan, smoke alarm, intercom phone and fire blanket. DINING ROOM / LIVING ROOM consists of fully fitted beige carpet, double glazed UPVC windows to front, roller blind, wall mounted lights, TV point, Dimplex electric night storage heater and Openreach Master socket.

## BEDROOM

An open doorway leads in to DOUBLE bedroom with fully fitted brown carpet, wall mounted light, electric night storage heater white painted wooden shelf unit. A bi-folding wooden door opens to

## BATHROOM

With fully fitted tile effect vinyl flooring, enclosed light, shower cubicle with Bristan electric shower, light and shaver unit, 2 glass shelves, wash basin, towel rail, WC, extractor fan and pull cord heater.

## OUTSIDE

There is no allocated parking for this property. On street parking can be found in the side streets and paid parking in Barclay Street Car Park.

## SERVICES

Mains Electric, Water and Drainage.

Electric Night Storage Heaters.

Council Tax Band A.

Ofcom predicted mobile: O2 & Vodafone; Variable. EE & Three; Good

Ofcom predicted broadband, Upload: Standard; 1Mbps Superfast; 20 Mbps

Ofcom predicted broadband, Download: Standard; 14Mbps Superfast; 81 Mbps Ultrafast; not available.

## SITUATION

The property is located approximately 1 mile away from Bridgwater town centre. The property is just up the road from the railway station, and the M5 Junction 24 is only 2 miles away, providing convenient links to the nearby cities of Taunton and Weston-Super-Mare.

## 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 leading to Monmouth Street. Turn right into Polden Street, proceeding down this road, where the entrance to Mariners Close, leading to Mariners Court, will be found on the right hand side.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy on

a long let, unfurnished and is available immediately. RENT: £675 exclusive of all charges. DEPOSIT: £774 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. 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. 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/6915beb8bc34c86ce4e6730/Implementing\\_the\\_renters\\_rights\\_act\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_the_renters_rights_act_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.



7 High Street, Wellington, TA21 8QT  
01823 662234  
[rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (D)	D	62	
39 (E)	E		
21 (F)	F		
9 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	