



**STAGS**

27 Whirligig Place Whirligig Lane, Taunton, TA1 1SQ

A delightful 1 bedroom apartment situated in the heart of Taunton, within walking distance of the Centre. Enjoying a mezzanine floor.

• 1 bedroom apartment with mezzanine floor • Fitted kitchen • Unfurnished • Roof garden • Council tax band A • Available Mid/End January 2026 • 6/12 month tenancy • Central location in Taunton • Deposit £1067 • Tenant fees apply

**£925 Per Calendar Month**

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### Communal Entrance hall

Entered via a glazed door, with stairs rising to 2nd floor.

### Entrance Hall

Galley style entrance with doors to all rooms

### Open Plan Lounge/Kitchen

Kitchen Area:

White wall, drawer and base units with work surface over. Built in Oven, hob and extractor, space for washing machine and built in dishwasher. Sink unit with mixer taps over, laminate flooring

Lounge area:

Laminate flooring, double glazed doors leading to a roof garden and a further uPVC double door leading to small balcony perfect for plants and pots.

### Mezzanine Floor

Lovely feature accessed via paddle stairs, laminate floor.

### Bedroom

Large uPVC double glazed window, laminate floor.

### Shower room

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, vinyl flooring.

### Outside

Please note there is no parking with this flat. The property has a roof garden accessed via the lounge.

### Services

Main electric and water  
Council tax band A

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 200 Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal likely on EE

### Situation

Whirligig Place is a converted apartment situated in the heart of Taunton, within walking distance of main centre. Taunton offers a wide selection of shopping, recreational facilities along a vast selection of schools. The M5 and A38 are on the edge of the town, just a short drive away. London Paddington provides a main line link from Taunton train station.

### Directions

From our Hammet Street, Taunton office, turn left and then take your 2nd left onto Whirligig Lane, the apartment block will 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 Mid January. RENT: £925 exclusive of all charges. DEPOSIT: £1067 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

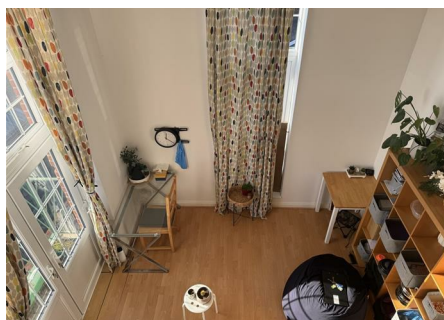
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

### Tenant

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 Right Acts

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/6915beb8bc34c86ce4e6e730/1nr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		