



STAGS

Incorporating



BEACON LEE & WARD

RESIDENTIAL LETTINGS

27A Park Street, Taunton, Somerset TA1 4DG

An unfurnished basement flat studio within an attractive listed building, situated in a convenient central location in Taunton.

Taunton - 0.3 miles Wellington - 6 miles Tiverton - 22 miles

• Town centre location • Newly fitted kitchen • Electric Heating • Unfurnished • Long let • Council Tax Band A • Deposit £750 • Available immediately • Tenant fees apply

£650 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION

Front door leads to

ENTRANCE HALL

With Fitted carpet. and Coat hanging.

LIVING ROOM/BEDROOM

A large room with sash bay windows, shelving in one recess, open coat hanging rail in another recess. Blinds and curtain track, fitted carpet, 2 night store heaters, TV & Telephone points.

KITCHEN

Wall and floor cupboards and open shelving, stainless steel sink. Electric cooker and larger fridge.

Water heater. New vinyl flooring.

UTILITY AREA

With plumbing for washing machine, new vinyl flooring. Door to

BATHROOM

White suite of bath, electric shower over, hand basin & W C. Wall heater, medicine cabinet, new vinyl flooring.

OUTSIDE

There is one allocated parking space to the rear of the property.

SERVICES

Night Storage Heaters.

Mains Electric

Mains Water and Drainage.

Ofcom Projected Mobile Data: EE, Three, O2 and Vodafone Likely

Ofcom Projected Broadband: Standard Download 16 Mbps Upload

1Mbps. Superfast Download 80 Mbps Upload 20 Mbps. Ultrafast

Download 1000 Mbps Upload 1000 Mbps.

Council Tax Band A.

DIRECTIONS

From Stags Wellington Office, follow the B3187, taking the 2nd exit on the roundabout on to Taunton Road. At the Chelston Roundabout, take the 2nd exit on to the A38 and continue for approx. 3 miles. At the next roundabout, take the 1st exit and stay on A38 (Wellington New Rd). Continue for approx. 2 miles following the A38 round to the left in to Park Street and the property can be found on the left hand side.

SITUATION

The property is situated in an attractive listed building in the centre of Taunton Town. The town centre, with its excellent shops and facilities is just half a mile away, with a bus stop not far from the property. Taunton has excellent communications with a mainline railway station to London Paddington and access to the M5 motorway at Junction 25.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £650.00 per calendar month exclusive of all charges. DEPOSIT: £750.00 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. Usual references required. Viewings 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 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/6915beb8bc34c86ce4e6e730/lr_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
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@StagsProperty



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