



26 Gladstone Street, Taunton, TA2 6LY

A recently refurbished mid three bedroom terraced house with garden within easy reach of Taunton town centre.

Taunton Town Centre 1.1 Miles - M5 Junction 25 3 Miles - Wellington 8.2 Miles

- New Carpets and Flooring to Downstairs.
- Newly Redecorated.
- New Kitchen.
- On Street Residents Only Permit Parking.
- Enclosed Garden.
- Deposit £1326.
- Available Mid March.
- 6/12 Months.
- Council Tax Band B.
- Tenant Fees Apply.

£1,150 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

A metal gate and concrete lead up to a glazed wooden door, opening on to

ENTRANCE PORCH 3'1" x 2'9"

With fitted terracotta tiles, newly painted walls, pendant light and gas meter box. A further glazed wooden door opens on to

INNER HALLWAY 12'4" x 2'9"

With newly fitted neutral carpet, pendant light, smoke alarm, radiator, thermostat, mains fuse box and electric meter. White wooden panel door opening on to

LIVING ROOM 14'10" x 10'11"

A good sized, bright room with newly fitted neutral carpet, a double glazed bay window to the front, radiator, pendant light, telephone point, satellite cable, closed off fireplace and fitted white painted wooden shelves. A set of white painted glazed double doors open on to

DINING ROOM 14'2" x 12'6"

A spacious room complete with newly fitted neutral carpet, pendant light, internal single glazed sash window overlooking the conservatory, fitted wooden shelf unit with cabinets, thermostat, radiator and a further understairs fitted shelf unit.

KITCHEN 12'2" x 7'3"

A white panel wooden door opens on to the newly refurbished kitchen, with newly fitted wood effect vinyl flooring, newly fitted grey laminate fronted wall and base units, integrated dishwasher, stainless steel sink unit, internal single glazed window overlooking the conservatory, integrated Lamona hob and space for a fridge/freezer.

CONSERVATORY 11'8" x 6'1"

A good sized area with white painted concrete flooring, white painted brickwork, polycarbonate roofing, enclosed light and space and plumbing for a washing machine. To the rear is a glazed door leading out to the enclosed garden.

BATHROOM 7'6" x 6'1"

The bathroom comes with newly fitted wood effect vinyl flooring, double glazed window to the rear, WC, wash basin, bath with electric Aqualiser shower over, radiator, wooden medicine cabinet and towel rail.

STAIRS AND LANDING

Leading up to the first floor with fitted brown carpets, pendant light, smoke alarm, loft hatch and fitted open cupboard with shelves and a hanging rail.

BEDROOM ONE 14'2" x 12'4"

A LARGE DOUBLE with fitted brown carpet, double glazed window to the front, curtain pole, radiator and satellite cable from ceiling.

BEDROOM TWO 12'3" x 8'9"

A DOUBLE with fitted brown carpet, single glazed sash window to the rear, feature fireplace, curtain pole and pendant light.

BEDROOM THREE 12'2" x 7'3"

A SINGLE with fitted brown carpet, double glazed windows to the rear, pendant light, white painted fitted shelving unit, radiator, curtain pole and satellite cable.

OUTSIDE

To the front of the property is a small courtyard garden with concrete slab paving. To the rear of the property is a fully fenced enclosed garden with concrete patio and concrete slab path rising to upper level laid mostly to lawn. There is a flowerbed with established plants and shrubs, a trellis and outside tap.

There is on street parking to the front, available with a resident only permit.

SERVICES

Mains Electric, Gas, Water and Drainage.

Gas fired central heating.

Council Tax Band B

Ofcom Predicted Mobile Signal: EE, Three and Vodafone Likely. O2 Variable.

Ofcom Predicted Broadband Download: Standard 15 Mbps (Ultrafast

Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Ultrafast Available)

SITUATION

26 Gladstone Street is situated on the northern side of Taunton, a mere 10 minutes drive to the centre of town, and within easy reach of multiple bus routes and the train station. Taunton town centre has a large array of shopping, healthcare, leisure and scholastic facilities that can be found with easy reach of the property. In the opposite direction, the property is a 20 minute drive to Wellington, with further shops, schools, health care centres and leisure centres. Both Taunton and Wellington offer access via the M5 motorway at junction 25 and 26 respectively, and mainline station with regular trains to London, Bristol and Exeter from Taunton.

DIRECTIONS

From our Taunton Office in Hammet Street, take the 3rd exit at the roundabout on to North Street and follow the road as it bends to the right on to Station Road. Follow Station Road for three quarters of a mile, bearing left on to Kingston Road. Turn left at the traffic lights on to Greenaway Road and Gladstone Street can be found on the right hand side. The property 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 mid March 2026. RENT: £1150.00 exclusive of all charges. DEPOSIT: £1326 returnable at end of tenancy, subject to deductions. A pet is considered. 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 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/Inr_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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



5 Hammet Street, Taunton, TA1 1RZ
 01823 447355
rentals.somerset@stags.co.uk
stags.co.uk



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