



18 The Malthouse, Canon Street, Taunton, Somerset TA1 1RU

An impressive two bedroom apartment in a contemporary conversion of this former Malthouse.

Walking distance to Taunton Town Centre and Taunton Train Station

- Two Double Bedrooms
- Modern Apartment
- Fitted Kitchen
- One Allocated Parking Space
- 6 Months Plus
- Available Late June
- Deposit: £1615
- Council Tax Band: E
- Tenant Fees Apply

**£1,400 Per Calendar Month**

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## DESCRIPTION

An impressive apartment in a contemporary conversion of this former Malthouse. This apartment is highly individual and is arranged over two floors and having two separate entrance with a wealth of features including exposed brickwork, oak flooring, wonderful exposed vaulted ceiling with sky-light, door with Juliet balcony and two large bedrooms with ample storage. There is also a main bathroom and the master bedroom has an en-suite and there is a further room which could be used as a study or dressing room. There is double glazing throughout and gas central heating and there is also a secure gated parking area.

## ACCOMMODATION

Communal entrance hall with a door to the entrance hallway on oak flooring. Door to built in cloak cupboard with shelf and hanging space. Further door to airing cupboard. Phone for entry system phone and door to the living room with double glazed door to balcony. There is an oak and stainless-steel spiral staircase to the mezzanine master bedroom. Wrought cast iron radiators. The open plan kitchen area is fitted with a range of high gloss wall and base units with down lights. There are granite worksurfaces and a one and a half bowl sink unit with mixer tap, four ring electric hob with stainless steel extractor hood over, Neff double oven, integrated microwave, dishwasher, washing machine, fridge freezer and tumble drying. There is concealed gas central heating boiler and down lights.

The master bedroom is a galleried room which enjoys the timber vaulted ceilings. There are a range of built in wardrobes and shelf with hanging space and two further storage cupboards and to one end of the study area with wooden floor, telephone point. There is a door to the en-suite with enclosed tiled shower cubicle and mains powered shower, low level WC, washbasin, extractor, heated floor and heated towel rail. The dressing room has a door which provides second access to the communal entrance hall. The second bedroom has a double-glazed window to side, oak floor and cast-iron radiator. The bathroom is fitted with a matching suite with double ended panelled bath with a mosaic tiles surround, low level WC, pedestal wash basin, slate flooring, shaver point and lights, chrome heated towel rail and extractor.

## SITUATION

The Malthouse is situated in a sought after and respected area of the town overlooking the Somerset County Cricket Ground and is very close to the Town Centre. In the addition to the accessibility to central amenities the property also provides access to other facilities including Taunton Train Station which provides mainline railway links to the rest of the country and the M5 motorway via junction 25. There are also beautiful walkways along the River Tone nearby.

## OUTSIDE

There is a private gated parking area with one allocated parking space.

## SERVICES

Electric - Mains connected  
Drainage - Mains connected  
Water - Mains connected  
Gas - Mains connected  
Heating - Gas Fired Central Heating

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE, Three, O2 and Vodafone. External EE, Three, O2 and Vodafone  
Local Authority: Council tax band E

## DIRECTIONS

From the centre of Taunton, proceed along North Street turning right into St James Street and at the mini roundabout the development can be identified on the right-hand side just opposite the County Cricket Ground.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and is available NOW. RENT: £1,400 per calendar month, exclusive of all charges. DEPOSIT: £1,615 returnable at end of tenancy subject to any deductions. Sorry, no pets. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing strictly through the agents.

## HOLDING DEPOSIT & 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



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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