



**STAGS**

Flat 1, 6 Richmond Road, Taunton, Somerset TA1 1EW

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Contemporary two bedroom spacious apartment  
with plenty of original Victorian features

Walking distance to Town centre

• Lounge/Diner • Fitted kitchen • Two double bedrooms • Residential location • Attractive communal garden • 6 / 12 Months Plus • Available NOW • Council Tax Band: C • Deposit: £1384 • Tenant fees apply

**£1,200 Per Calendar Month**

01823 447355 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)



## ACCOMODATION TO INCLUDE:

### ENTRANCE HALLWAY

Characterful spacious hallway with stripped wood flooring and some original features, doors leading off to:

### KITCHEN

Attractive range of wall and base units, electric hob & oven, large double storage cupboard, integrated dishwasher, fridge/freezer, washing machine.

### LOUNGE/DINING ROOM

Spacious, bright room with a large bay window, television point, feature fireplace, wall lights, wall mounted radiators.

### BEDROOM 1

Light and airy double bedroom with feature bay window, wall lights, wall mounted radiator.

### BEDROOM 2

Dual aspect double bedroom, radiator

### SHOWER ROOM

Walk in shower, Heated towel rail, WC and wash hand basin

### OUTSIDE

Attractive part walled rear communal gardens with bicycle storage.

### SERVICES

Mains gas, electricity and water

Ofcom Predicted Mobile Data: EE and Vodafone good indoor and out .  
O2 and Three good outdoors

Ofcom Predicted Broadband Download: Standard 16 Mbps - Superfast 134 Mbps - Ultrafast 1800 Mbps

Ofcom Predicted Broadband Upload: Standard 1 Mbps - Superfast 20 Mbps - Ultrafast 220 Mbps

### SITUATION

Richmond Road is a popular residential area, close to French Weir Park and is within easy walking distance to the town centre. Taunton offers a wide range of shopping, education and retail facilities, as well as having a number of popular schools, both within the State and Independent sector. Close to County Cricket ground .There are also good communications with Taunton Train Station being within walking distance and easy access and access to the M5 motorway via Junction 25.

### DIRECTIONS

Once on Staplegrove Road go past the entrance of Woodstock Road and then turn left into Richmond Road where No. 6 can be identified on the right hand side.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished or furnished and is available NOW. RENT: £1,100 per calendar month exclusive of all charges. DEPOSIT: £1,269 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). References required, viewings 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 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/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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		