



19 Bradford Close, Taunton, Somerset TA1 4YH

A three bedroom terraced property in quiet location.

Approximate distance to Taunton Town Centre 1.7 Miles - M5 (J25) 4.1 Miles

• Convenient Location • Garage • Front Garden • Available Mid March 2026 • 6 Months Plus • Deposit: £1326 • Council Tax Band: C • Tenant fees Apply

£1,150 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading in to;

ENTRANCE HALLWAY

Cupboard for the meters, stairs rising to the first floor and door to;

LIVING ROOM

11'5" x 14'5"

With under stairs cupboard, radiator, window to the garden and feature fireplace surround. Archway through to;

DINING ROOM

8'6" x 9'10"

Window and archway through to the kitchen, radiator.

KITCHEN

Fitted with wall, drawer and base units, built in oven, gas hob and space for fridge freezer. Dishwasher.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard.

BEDROOM 1

8'10" x 14'9"

Double bedroom with floorboards, radiator, window overlooking the front garden and a storage cupboard.

BEDROOM 2

7'2" x 8'10"

Small double bedroom with radiator and window over looking the rear of the property.

BEDROOM 3

7'6" x 7'2"

Single bedroom with radiator and window overlooking the rear of the property.

BATHROOM

Three piece bathroom suite with shower over bath.

OUTSIDE

To the front of the property is a enclosed courtyard with a bench and shrubs. There is also a garage with a parking space in front across the road from the property.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 7 Mbps,

Upload 0.8 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on

EE, O2 and Vodafone. External EE, Three, O2 and Vodafone

Local Authority: Council tax band C

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available end March 2026 RENT: £1,150 per calendar month exclusive of all charges. . DEPOSIT: £1326 returnable at end of tenancy subject to any deductions. . 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 RIGHTS BILL

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. 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/ltr_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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (91-101)	A		
81 (61-101)	B		
69 (41-101)	C	69	
55 (41-60)	D		
39 (34-54)	E		
21 (21-33)	F		
1 (1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	