



8 Hamlyn Close, Taunton, Somerset TA1 4NT

A well presented, good sized three bedroom family home on the south eastern side of Taunton.

Taunton Town Centre 2 Miles - Musgrove Park Hospital 1 Mile Walk

• Single Garage in Block. • Enclosed Rear Garden. • Conservatory. • Available July 2026 • Long Term. • A Pet Considered (Terms Apply) • Deposit: £1471 • Council Tax Band: C • Tenant Fees Apply

£1,275 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE PORCH

Storage cupboard. Door leading into;

LOUNGE

17'7 x 13'7

uPVC double glazed overlooking the front of the property, radiator, electric fire, stairs rising to the first floor and door to;

KITCHEN/ DINER

13'11 x 8'2

With a range of wall and base units with work surface over, stainless steel sink, boiler, new freestanding electric oven and hob, space and plumbing for washing machine and space for fridge freezer. There is also space for a small dining table and chairs. Door to;

CONSERVATORY

11'9 x 8'10

Double glazed sliding patio doors out to the garden.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard and doors to;

BEDROOM 1

13'11 x 8'9

DOUBLE with uPVC double glazed window to front aspect, radiator, TV point and fitted carpet.

BEDROOM 2

10'4 x 7'8

DOUBLE with uPVC double glazed window to rear aspect, radiator TV point and fitted carpet.

BEDROOM 3

7'6 x 5'11

SINGLE with uPVC double glazed window to rear aspect, radiator and fitted carpet.

BATHROOM

Suite with low level WC, wash hand basin with hot and cold taps, panelled bath with Therma shower over and splash boards. Radiator, laminate flooring, obscure uPVC double glazed window.

OUTSIDE

To the front of the property is a path leading to the front door with a path and side gate leading to the rear garden. The rear garden is mainly laid to patio slabs for easy maintenance. There is also a single garage with up and over door in a block opposite the property.

SERVICES

Mains electric, gas, water and drainage.

Council tax band: C.

According to the Ofcom broadband checker, standard and superfast broadband is available.

The mobile signal indoors is likely on O2 and Vodafone, limited on EE and none on Three, likely for all outside.

SITUATION

The property is situated on the south eastern side of Taunton in the Galmington suburb, within easy reach of Taunton and Wellington. Taunton town centre, a mere 10 minutes away, has a large array of shopping, healthcare, leisure and scholastic facilities that can be found with easy reach

of the property. The property is a 20 minute drive to Wellington, with further shops, schools, health care centres and leisure centres. Taunton offers access via the M5 motorway at junction 25, and the mainline station at Taunton has regular trains to London, Bristol and Exeter.

DIRECTIONS.

From Hammet St, go straight over the roundabout on to Corporation Street, continuing over the double roundabout on to Park Street. At the one way system, take the middle lane towards Trull and head straight on to Trull Rd. At the roundabout, take the second exit on to Galmington Rd. Continue a short distance before turning left on to College Way. Proceed for half a mile and turn right on to Queensway. Turn right on to Gill Crescent, then right on to Hamlyn Close. Follow the road around and the property can be found on the right hand side.

LETTING (Pets Considered)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1275 pcm exclusive of all charges.

DEPOSIT: £1471 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		