



**STAGS**

148 Lower Durston, Taunton, TA3 5AH

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A newly painted two bedroom end of terraced house to rent in Lower Durston, Taunton.

Taunton 6 Miles - Bridgwater 8 Miles

• Hamlet Location. • In Easy Reach of Taunton and Bridgwater. • One Allocated Parking Space and Garage. • Good Sized Garden. • Oil Fired Central Heating. • Council Tax Band C • Deposit £1153 • Available Early July. • Prefer No Pets. • Tenant Fees Apply.

**£1,000 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE

A shared driveway leads up and around to the back of the property. Steps down and around to the back of the property to the rear door opening on to

## REAR HALLWAY

With fully fitted terracotta tile effect vinyl flooring and a double glazed UPVC window to the side. A white wooden stable door leads to

## DOWNSTAIRS WC / UTILITY

7'10" x 5'4"

With fully fitted terracotta tile effect vinyl flooring, double glazed UPVC window to the rear, WC, wash basin, radiator, washing line and space and plumbing for washing machine.

## KITCHEN

12'9" x 6'2"

A galley kitchen with fully fitted terracotta tile effect vinyl flooring, double glazed UPVC windows to the rear, fitted green laminate fronted wall and base units, black marble effect laminate worktops, space for freestanding electric oven, space for under counter fridge/freezer, stainless steel sink and door to understairs cupboard.

## LIVING / DINING ROOM

17'0" x 12'11"

A white wooden stable door opens up to a large and light front living and dining room, with fully fitted beige carpets, double glazed UPVC windows to the side and front, integrated white wooden wall unit, electric fire, white radiator, satellite cable, TV point and telephone point.

## FRONT ENTRANCE HALLWAY

4'5" x 4'6"

With white painted wooden front door, fully fitted terracotta tile effect vinyl flooring, wall mounted coat hooks and mains fuse box.

## STAIRS AND LANDING

From stable door in the kitchen opens on to the stairs with fully fitted russet coloured carpet, double glazed UPVC window to the rear and loft hatch.

## BATHROOM

10'8" x 7'10"

A good sized bathroom with white suited of WC, wash basin and bath. Fully fitted wooden laminate flooring, double glazed UPVC windows to the rear, Mira Jump electric shower,, medicine cabinet, shaver light and airing cupboard containing water heater.

## BEDROOM ONE

12'11" x 10'7"

DOUBLE with fully fitted russet coloured carpet, double glazed UPVC windows to the front, radiator, feature fireplace, TV point and telephone point.

## BEDROOM TWO

SINGLE with fully fitted russet coloured carpet, double glazed UPVC window to the side and radiator.

## OUTSIDE

The driveway leads around to the single allocated parking space in front of the single garage with up and over door. To the side, rear and front of the property is a garden mostly laid to lawn, with established trees, flowers and shrubs. To the front of the property, a small wrought iron gate opens up to a concrete slab path to the front door.

## SERVICES

Mains Electric.  
Mains Water.  
Private Drainage (Septic Tank).  
Oil Fired Central Heating.  
The property has solar panels (Octopus Energy) to the rear, with the potential tenants reaping the benefit.  
Council Tax Band C.  
All major mobile networks good outdoors, variable inside as per Ofcom.  
Standard Broadband 10Mbps download and 1Mbps upload as per Ofcom

## SITUATION

The property is found in Lower Durston, a hamlet just 6 miles outside of Taunton. Taunton town centre, a mere 20 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 20-30 minute drive to Bridgewater, with further shops, schools, health care centres and leisure centres, as well links to Hinkley Point. 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 Junction 25, take the A358 exit towards Taunton and continue on to Toneway. At the traffic lights, turn right on to Bridgwater Rd. At the roundabout, take the second exit and continue on to A38, following the signs over the next four roundabouts to Bridgwater until the dual carriageway. At Walford Cross, turn right on to the A361 and continue for 1.5 miles. The property can be found on the left hand side.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1000pcm exclusive of all charges. DEPOSIT: £1153 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.  
The Landlord would prefer no pets residing at this property.

## 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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@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                     |         |           |