



3 Sandringham Close, Bridgwater, TA6 4HH

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## A Newly Redecorated Ground Floor Flat to Rent in Bridgwater.

Bridgwater Town Centre 2 Miles - Taunton 17 Miles

• Cul-De-Sac Location • One Allocated Parking Space • Ample Outdoor Space • Suitable for Professional Single/Couple • Prefer No Pets • Council Tax Band A • Deposit £980 • Available July 2026 • Tenant Fees Apply

**£850 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE

A concrete slab path leads around to the white painted wooden front door, opening on to

### ENTRANCE HALLWAY

4'6" x 4'4"

With newly fitted beige carpet, double glazed UPVC window to the front, electric panel heater and coat hooks. A solid wooden door opens on to

### LOUNGE / DINING ROOM

17'6" x 14'2"

A good sized, light room with newly fitted beige carpet, newly painted walls, double glazed UPVC window to the front, new curtains, feature fireplace, white painted shelves, BT point, TV/satellite cables, electric panel heater and door to storage cupboard.

An open doorway leads to

### KITCHEN

8'6" x 6'6"

A galley kitchen with newly fitted wood effect vinyl flooring, newly painted walls, double glazed UPVC door to the rear, a range of wooden laminate fronted wall and base units, black marble laminate worktop, space for washing machine, stainless steel sink unit, space for freestanding electric oven and space for free standing fridge/freezer.

### REAR HALLWAY

With newly fitted carpet and storage cupboard containing the water heater.

### BEDROOM

10'9" x 8'6"

DOUBLE with newly fitted beige carpet, newly painted walls, double glazed UPVC windows to the rear and electric panel heater.

### BATHROOM

6'5" x 5'7"

A light bathroom with white suite of wash basin, WC and bath. There is an electric shower over, double glazed UPVC windows to the side, medicine cabinet and coat hooks.

### OUTSIDE

To the front of the property is a lawned garden area with a central raised flowerbed with established plants and shrubs. To the side of the property, near the parking area and left hand side of the property wall, is a further lawned area. To the rear of the property, is a glazed lean conservatory area, and enclosed garden, half laid to lawn, half laid to concrete for bin storage. There is a side path that connects the front and rear gardens and a storage cupboard shared between both Number 3 & Number 4 Sandringham Close.

Behind the property is a parking area where one parking space is allocated to Number 3, and it is the far left of the four spaces.

## SERVICES

Mains Electric, Water and Drainage.

Electric Panel Heaters.

Council Tax Band A.

Ofcom Predicted Mobile Coverage: All major networks good outdoors, O2 and Vodafone variable indoors.

Ofcom Predicted Broadband Download: Standard 4Mbps. Superfast and Ultrafast Available.

Ofcom Predicted Broadband Upload: Standard 0.5Mbps. Superfast and Ultrafast Available.

## SITUATION

The property is found at the north end of the East Bower suburb of Bridgwater, in close proximity to Bath Road and in easy reach of the town centre, less than 2 miles away, providing a range of amenities including doctors, shops, cafes and leisure facilities. The County town of Taunton is a 30 minute drive away providing further shopping facilities, leisure facilities, as well as Musgrove hospital. The property is in easy reach of the M5 at Junction 23, as well as the train station in Bridgwater, and further train station in Taunton providing a direct route to London Paddington.

## DIRECTIONS

From M5 North, come off at Junction 23 and take the 3rd exit on to A39. At the roundabout, take the 3rd exit to stay on A39/Puriton Hill. At the traffic lights, turn right on to Bath Road (signposted

Brigwater A39). Continue for 1 and a half miles, then at the roundabout, take the 1st exit on to Bower Lane, then take the 3rd exit on to Whitfield Road at the next roundabout. After a short distance, turn right on to Windsor Road, then shortly turning right on to Sandringham Close. The property can be found at the end of the road on the left hand side.

## LETTING (Where landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £850 pcm exclusive of all charges. DEPOSIT: £980 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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| 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                     |         |           |