



**STAGS**

27C Park Street, Taunton, Somerset TA1 4DG

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A beautifully presented part-furnished one bedroom ground floor apartment in a Grade II Listed building near Taunton town centre.

Taunton High Street <1 Mile.

• Ideally Located. • Suitable for Professional Single/Couple. • Electric Night Storage Heaters. • Spacious Rooms. • Available Mid August. • Deposit £980. • Council Tax Band A. • Prefer No Pets. • Tenant Fees Apply

**£850 Per Calendar Month**

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

## ACCOMODATION TO INCLUDE

A communal door opens on to a shared entranceway. A glazed wooden door opens on to

### ENTRANCE HALLWAY

8'3" x 4'10"

With fully fitted wooden flooring, mirror, glass side table and wooden door opening to

### INTERNAL HALLWAY

14'6" x 3'7"

With fully fitted carpet, mirror, fuse box and coat hooks. A wooden panel door opens on to

### LOUNGE

12'0" x 14'6" (into bay) x 13'8"

A large and spacious room with fully fitted carpet, single glazed windows to the rear, sofa, table and two chairs, TV point and wall mounted mirror.

### KITCHEN

9'2" x 6'7"

A bright, modern kitchen, complete with fully fitted grey marble tiled flooring, white laminate front wall and base units, grey marble granite worktop, washing machine, integrated electric oven, integrated induction hob, integrated fridge/freezer and stainless steel sink unit.

### BEDROOM

11'10" x 9'10"

Off the internal hallway, a wooden panel door opens on to DOUBLE bedroom with fully fitted carpets, single glazed sash window to the rear, mirror and beautiful original features.

### SHOWER ROOM

6'9" x 2'10"

A wooden panel door opens from the hallway to the shower room, with fully fitted vinyl flooring, WC, electric heated towel rail, wash basin, mirror, and shower cubicle with electric shower.

## SERVICES

Night Storage Heaters.

Mains Electric

Mains Water and Drainage.

Ofcom Projected Mobile Data: EE, Three, O2 and Vodafone Likely

Ofcom Projected Broadband: Standard Download 16 Mbps Upload

1Mbps. Superfast Download 80 Mbps Upload 20 Mbps. Ultrafast

Download 1000 Mbps Upload 1000 Mbps.

Council Tax Band A

## SITUATION

The property is situated in an attractive listed building in the centre of Taunton Town. The town centre, with its excellent shops and facilities is just half a mile away, with a bus stop not far from the property. Taunton has excellent communications with a mainline railway station to London Paddington and access to the M5 motorway at Junction 25.

## DIRECTIONS

From Stags Taunton Office, go up Hammet Street, crossing over the roundabout on to Corporation Street. At the double roundabout continue around on to Park Street. Go past St Johns Church and the property can be found on your right on the main road.

## LETTING

The property is available to let on an assured periodic tenancy, part-furnished and is available mid August. 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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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      |           |
| (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                     |         |           |