



STAGS

Oak Court, 108A Cheddon Road, Taunton,
Somerset, TA2 7DW

**First floor one bedroom apartment in a convenient
location close to Taunton station**

Approximate distance from Hammet street Taunton : 1.88 km, 1.17 miles

- One bedroom • Fitted kitchen • Gas central heating • Communal gardens • Bike store • close to Station • Walking distance to town • Tenant fees apply •

£525 Per calendar month

EPC C

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

COMMUNAL ENTRANCE HALLWAY

Secure entrance with stairs leading off to:

FIRST FLOOR LANDING

Personal front door leading into :

ENTRANCE HALLWAY

Entry phone system, useful storage unit with mirrors above, doors leading off to:

OPEN PLAN KITCHEN/SITTING ROOM

Well presented kitchen area with integrated fridge and freezer, electric hob and oven with extractor fan over, range of wall and base units offering ample storage, wall gas boiler, stainless steel one and half bowl sink, front aspect, TV point and BT point in the sitting area. Useful storage cupboard.

BEDROOM

Double bedroom with rear aspect, TV point.

BATHROOM

Bath with shower over, WC and wash hand basin.

OUTSIDE

There is a communal garden at the rear of the property along with a bike store. On road parking is available nearby.

SERVICES

Mains gas, water and sewerage, electricity.

SITUATION

Cheddon Road is situated on the northern fringe of the town. The town centre, with its excellent shops and facilities is just over 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 the centre of Taunton proceed in a northerly direction heading along Station Road and continuing

under the railway bridges. Turn right at the traffic lights and immediately turn left onto Cheddon Road where the property will be found on the right hand side down a small lane marked Oak Court.

LETTINGS

The property is available to rent on a 6 months plus Assured Shorthold Tenancy, unfurnished and is available Now. RENT: £525 per calendar month exclusive of all charges. DEPOSIT: £625 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). Usual references required. No DSS/smokers/pets. Viewings strictly through the agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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