



79 Waterleaze, Taunton, Somerset TA2 8PS

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A redecorated and recarpeted two bedroom terraced property in a sought after area of Taunton, within easy reach of the town centre.

Taunton Town Centre 2 Miles - M5 Junction 25 2.5 Miles - Bridgwater 10 Miles (via A38)

• Newly Fitted Carpets. • Gas Fired Central Heating. • Enclosed Garden. • One Allocated Parking Space. • One Small Pet Considered. • Available End May. • Council Tax Band B. • Deposit £1384. • Tenant Fees Apply.

£1,200 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

A black painted composite UPVC door opens on to

## ENTRANCE HALLWAY

With vinyl flooring, gas radiator and coat hanging space.

## LOUNGE

12'11" x 10'0"

A large newly carpeted room with gas central heating, large double glazed UPVC window to the front, radiator, TV point and fireplace.

## KITCHEN / DINER

8'6" x 13'0"

With a range of white fronted wall and floor cupboards, newly fitted flooring, newly integrated fridge freezer, space for washing machine, integrated extractor hood, four ring gas hob, electric oven, stainless steel sink unit, radiator and understairs cupboard.

## STAIRS AND LANDING

With newly fitted carpets, door to

## BATHROOM

5'7" x 6'1"

Suite with white bath, with shower over, hand basic, extractor fan and W.C

## BEDROOM ONE

9'6" x 13'1"

DOUBLE with newly fitted carpet, double glazed UPVC windows to the front, built in double door wardrobe and radiator

## BEDROOM TWO

9'4" x 6'7"

SMALL DOUBLE with newly fitted carpet, double glazed UPVC window overlooking the garden and radiator.

## OUTSIDE

To the rear of the garden is a fully enclosed, fenced garden with a decking area immediately outside the back door. There is a shed to the far end and a gate leads out to a rear, communal path. There is one allocated parking space through the open archway to the parking area to the right, along with on street parking to the front.

## SERVICES

Mains Electric, Gas, Water and Drainage.

Gas Fired Central Heating.

Council Tax Band B.

Ofcom Predicted Mobile Phone Coverage: EE, O2, Three and Vodafone Likely outdoors, Variable indoors.

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

Ofcom Predicted Broadband Upload: Standard 0.6Mbps (Superfast and Ultrafast Available)

## SITUATION

79 Waterleaze is situated in a modern development near the Crown Industrial Estate. Taunton town centre, a mere ten 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. Both Taunton and Bridgewater offer access via the M5 motorway at junction 25 and 24 respectively, and mainline station at Taunton with regular trains to London, Bristol and Exeter.

## DIRECTIONS

From Junction 25, follow the A358 for half a mile, turning right at the intersection on to Bridgwater Rd. After a quarter of a mile, go straight over the roundabout, following the road around to the left on to Milton Road. At the next roundabout, take the first exit on to Sellicks Road/A3259 and continue for half a mile. At the next roundabout, take the first exit on to Waterleaze and the follow the road around for a quarter of a mile. The property will 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: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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 Renter's 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.



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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		66	
England & Wales		EU Directive 2002/91/EC	