



7 Market Court, 43 Market Street, Bridgwater, TA6 3EP

A newly refurbished and redecorated one bedroom mid terraced house to rent near Bridgwater town centre.

Town Centre < 1 Mile - M5 Junction 24 2 Miles - Taunton 12 Miles

• Newly Fitted Kitchen. • Newly Fitted Flooring. • One Allocated Parking Space. • Electric Night Storage Heaters. • Council Tax Band A. • Deposit £894. • Available Early July. • Prefer No Pets. • Tenant Fees Apply.

£775 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

A white composite UPVC door opens on to

OPEN PLAN LIVING/KITCHEN 16'10" x 13'8"

A good sized and bright room with newly fitted dark blue laminate front wall and base units, space for freestanding electric oven, stainless steel sink unit, new flooring (to be fitted), double glazed UPVC windows to the front, and electric night storage heater.

STAIRS TO FIRST FLOOR

With fully fitted grey carpet.

BEDROOM 17'0" x 13'11"

DOUBLE with double glazed UPVC windows to the front, fully fitted grey carpet, loft hatch, electric night storage heater, and bedroom cupboard containing water heater.

ENSUITE SHOWER ROOM 9'5" x 3'11"

With fully fitted grey slate tile effect vinyl flooring, shower cubicle with electric shower, WC, wash basin, extractor fan, and towel rail.

OUTSIDE

To the front of the property is a communal carpark with 1 allocated parking space for number 7.

SERVICES

Mains Electric, Water and Drainage.

Electric Night Storage Heaters.

Council Tax Band A.

Ofcom Predicted Mobile Service: EE, O2, Three and Vodafone Likely.

Ofcom Predicted Broadband Download: Standard 18 Mbps (Superfast and Ultrafast available)

Ofcom Predicted Broadband Upload: Stands 1 Mbps (Superfast and Ultrafast available)

SITUATION

The property is within Market Court, just set back from Market Street, Bridgwater. Market Street is a short walk from the town centre and close to Angel Place shopping centre and Bridgwater town centre provides further amenities. The County town of Taunton is 25 minutes away with further shopping, schools, doctors, hospitals and amenities, and M5 Junction 24 is 2 miles away.

DIRECTIONS

From Junction 24, take the 1st exit off the Huntworth Interchange on to A38 and at the roundabout, take the 3rd exit to stay on A38 for half a mile. At the next roundabout, continue straight to stay on A38/Taunton Road for 1 mile. At the traffic lights, turn left on to Broadway. After half a

mile, turn right on to Penel Orilieu. At the roundabout, take the 1st exit and then immediately turn right on to Market Street and the property can be found a short distance down the road on the right.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available from July. RENT: 775pcm exclusive of all charges. DEPOSIT: £894 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.



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		
(92-101) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC