

STAGS

Suffolk Court Wiltshire Close, Taunton, TA1 4JU

A bright and spacious ground floor flat to rent within a quiet cul-de-sac in Taunton.

Taunton Town Centre 2 Miles - M5 Junction 25 4.5 Miles - Wellington 6.5 Miles

• Two Double Bedrooms. • New Flooring. • Modern Kitchen with Integrated Appliances. • Residents Parking. • Communal Gardens. • Council Tax Band B. • Prefer No Pets. • Available November. • Deposit £1326. • Tenant Fees Apply.

£1,150 Per Calendar Month

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ACCOMMODATION TO INCLUDE
A path leads up to the communal front door and communal lobby.

The front door to the property can be found on the right.

ENTRANCE HALLWAY
With newly fitted laminate wooden flooring, storage cupboard and thermostat. Door in to

SHOWER ROOM 7'8" x 5'6"
With fully fitted mosaic tile style vinyl flooring, obscure double glazed UPVC window to the side, shower cubicle with electric shower, wash basin over vanity unit, mirror, WC and chrome electric heated towel rail.

LOUNGE / DINING ROOM 17'7" x 11'11"
A large and bright versatile space with fully fitted new laminate wooden flooring, double glazed UPVC doors and windows to the front, electric panel heater, TV bracket and BT point.

KITCHEN 10'2" x 7'8"
A good sized kitchen with fully fitted grey laminate fronted wall and base units, new fully fitted laminate wooden flooring, double glazed UPVC windows to the front, fitted brown granite effect laminate worktop, integrated electric oven, integrated induction hob, integrated washing machine, integrated dishwasher, integrated fridge/freezer, extractor hood and stainless steel sink unit.

BEDROOM ONE 11'3" x 10'7"
DOUBLE with fully fitted laminate wooden flooring, double glazed UPVC windows to the side, fitted wardrobe, electric heater, TV point, mirrors and thermostat.

BEDROOM TWO 11'4" x 7'5"
DOUBLE with fully fitted laminate wooden flooring, double glazed UPVC windows to the side, fitted wardrobe, electric panel heater, and wall mounted coat hooks.

OUTSIDE
To the front of the property is a residents only carpark with space for one car (non-allocated) as well as a bin store. There are communal gardens around the property for tenants use.

SERVICES
Mains Electric, Water and Drainage.
Council Tax Band B.
Ofcom Predicted Mobile Service: O2, EE, Three and Vodafone good outdoors, variable indoors.
Ofcom Predicted Broadband Speeds: Standard download 20Mbps, Standard upload 0.8Mbps. Superfast broadband available.
Suffolk Court Management Company look after maintenance of the whole block.

SITUATION
Suffolk Court is located in a quiet tucked away corner of Galmington, on the south western side of Taunton. Nearby is a doctors surgery, Tesco, recreation grounds, school, nursery, with the property being ideally located within the Castle School catchment as well. Taunton town centre is a short distance away and is a prosperous town where there are arts, culture and history in abundance. As a lively Somerset settlement there is plenty to do in the town centre which includes a twelfth century Norman castle. In the high street, there are a range of independent shops, cafés and restaurants, riverside walks and renowned farmers markets. There are some very good schools in the area as well as Somerset County Cricket Ground, Taunton Race Course and access to the M5 motorway.

DIRECTIONS
From Stags Taunton Office, from Hammet St, go straight over the roundabout on to Corporation Street, continuing over the double roundabout on to Park Street. At the one way system, take the middle lane towards Trull and head straight on to Trull Rd. At the next roundabout, turn right on to Galmington Rd. After half a mile, turn left on to Comeytrowe Ln and after a short distance turn left on to Claremont Drive. Turn left on to Suffolk Crescent and then right on to Wiltshire Close. Suffolk Court can be found on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available November RENT: £1150 pcm exclusive of all charges.
DEPOSIT: £1326 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.

STAGS
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