



3 White Willow Gardens, Staplegrove Road, Taunton,  
Somerset TA1 1AH

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Super four bedroom town house situated in a quiet conservation area, walking distance to Taunton Town and all of its amenities.

Approximate distance from Taunton 0.7 miles

- Four bedrooms • Two en-suite • Large sitting room kitchen/breakfast room • Parking • Courtyard • Study • Town location • Pets Considered (Terms Apply)

£1,295 Per Calendar Month

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

### Entrance Porch

Covered entrance porch with useful storage cupboard and meters. Front door leading into:

### Entrance Hallway

Radiator, smoke alarm, thermostat, BT point, large understairs storage cupboard with coat hooks, Stairs leading to first floor and doors leading off to:

### Cloakroom

Low level WC and wash hand basin

### Sitting/dining room

Front aspect with bay window, storage shelves. BT point and TV point  
Radiator

### Kitchen/breakfast room

Range of wall and base units offering ample storage, 5 burner gas hob with Electrolux oven with extractor unit over, built in microwave, integrated fridge/freezer, integrated Bosch dishwasher, 1 ½ stainless steel sink unit, TV point, radiator, patio doors leading to rear courtyard. Door leading to:

### Utility room

Space & plumbing for washing machine and tumble dryer, stainless steel sink unit, storage cupboards, Radiator.

### First floor landing

Radiator, smoke alarm, stairs leading to second floor and doors leading off to:

### Bedroom 1

Double bedroom with a range of built in wardrobes with hanging and shelving, radiator, two windows, BT point and TV point, rear aspect, door leading to:

### En-suite

Shower cubicle, wash hand basin, radiator and low level WC. Shaver point.

### Sitting room

Very spacious sitting room with front aspect. Bay window, Bt point and TV point, radiator.

### Second floor landing

Radiator, smoke alarm, loft hatch, large airing cupboard, doors leading off to:

### Bedroom 2

Radiator, front aspect, BT point and TV point, storage cupboards. Door leading off to:

### En-suite

Shower cubicle, radiator, low level WC, wash hand basin.

### Bedroom 3

Rear aspect, storage cupboards, radiator, TV point

### Bedroom 4/study

Single bedroom with rear aspect, radiator.

### Family bathroom

Bath with shower over, low level WC. Wash hand basin, shaver point, large storage cupboard.

### Outside

Rear courtyard with raised beds, outside tap and gate for rear access from parking area, space for one car.

### Services

Mains Gas, electricity , mains water and sewerage.

### Situation

White Willow Gardens lies just a short distance off of Staplegrove Road about 0.5 miles to the north of the Town Centre which is readily accessible on foot. The surrounding area is regarded as one of the best addresses within Taunton given easy access to primary schooling in particular, as well walking distance to the town's facilities.

### Directions

From North Street in Taunton, continue on to Bridge Street, this then leads into Staplegrove Road, continue along a short this road for approximately 800 yards and White Willow Gardens will be found on the right hand side of the road.

### Letting

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is Now. RENT: £1295 pcm exclusive of all charges.Children/pets considered. Where the agreed let permits pets the rent will be £1355. DEPOSIT: £1490 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.

### Holding Deposit and Tenant Fees

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (27-38)			
G (1-26)			
Not energy efficient - higher running costs			
England & Wales		80	87
EU Directive 2002/91/EC			