



Flat 2, 14a St John Street, Bridgwater, TA6 5HS

An unfurnished, well presented, one bedroom maisonette within a house close to the railway station.

Bridgwater town centre 0.7 Miles - Taunton 12 Miles - Weston-Super-Mare 22 Miles

• Convenient Location • Open Plan Living Space • Electric Night Storage Heating • Not Suitable for Pets/Children • Deposit £801 • Long Term. • Available Immediately • Council Tax Band A • EPC band C • Tenant Fees Apply

£695 Per Calendar Month

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ENTRANCE HALLWAY

From the rear of the property, a wooden glazed door opens to the hall with stairs rising to:

OPEN PLAN LIVING AREA

A dual aspect open plan living space. LIVING AREA with night storage heater, wood effect laminate flooring, 3 UPVC windows to the sides, extractor, intercom, airing cupboard, raised recess with television point. KITCHEN with a range of wall and base units, stainless steel sink unit, space for electric cooker, space for fridge, work surface and tiled splashback. Door opening to communal hallway with access to the front door and out onto St John Street.

BEDROOM

From entrance hallway, steps down lead in to the BEDROOM, a double with electric night storage heater, double glazed windows to front and net curtains. Door in to:

SHOWER ROOM

With linoleum flooring, WC, corner shower tray with electric shower and shower curtain, electric wall heater, wall mounted wash hand basin, shaver point and light.

OUTSIDE

A rear solid wooden gate to the rear opens in to a communal courtyard. There is parking available in a pay and display car park.

SERVICES

Mains Electric.
Mains Water and Drainage.
Electric Night Storage Heaters.
Ofcom predicted mobile: Vodafone Likely. EE, Three O2; Limited
Ofcom predicted broadband, Upload: Standard; 15Mbps Superfast; 168 Mbps Ultrafast; 1000 Mbps
Ofcom predicted broadband, Upload: Standard; 1Mbps Superfast; 23 Mbps Ultrafast; 1000 Mbps
Council Tax Band A.

SITUATION

The property is located approximately 1 mile away from the town centre. The property is just up the road from the railway station, and the M5 Junction 24 is only 2 miles providing convenient links to the nearby cities of Taunton and Weston-Super-Mare.

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 right on to Broadway. At the next traffic lights, turn right on to Salmon Parade and then immediately left on to Cranleigh Gardens. Follow the road around to the end and then turn left on to St John Street. The property can be found a short way up the road on the left.

It is recommended to park in the Barclay Street Car Park and walk to the white door to the end, which is the rear of the property.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £695 pcm exclusive of all charges. DEPOSIT: £801 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](https://www.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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