



88 Apple Tree Close, Norton Fitzwarren, Taunton,
Somerset TA2 6FF

A well presented three bedroom house in a
modern development in Norton Fitzwarren.

Taunton Town Centre 2.3 Miles - M5 (Junction 25) 4.2 Miles

• Beautifully Presented. • Enclosed Rear Garden • Off-Road Parking For Two
Cars • Available Late September • Long Term Let. • Deposit:
£1609 • Council Tax Band: C • Prefer No Pets • Tenant Fees Apply

£1,395 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALLWAY

With Karndean flooring, radiator, understairs cupboard and stairs rising to the first floor.

KITCHEN

Modern kitchen with a range of cupboards and drawers, gas hob with extractor fan above, electric oven, space for free standing fridge/freezer, space and plumbing for washing machine, stainless steel sink and draining board, combi boiler. There is a window overlooking the front of the property, radiator and Karndean flooring.

DOWNSTAIRS CLOAKROOM

Comprising of wash hand basin, radiator, WC and window. Continuation of the Karndean flooring from the hallway.

SITTING ROOM

15'1" x 10'9"

Light room with French doors opening out to the rear garden, radiator, carpet and TV point.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

BEDROOM 1

Double bedroom with built in wardrobe, radiator and window overlooking the front of the property. Door to;

EN-SUITE

Comprising of wash hand basin, WC, window, shower cubicle with electric shower and towel radiator.

BEDROOM 2

10'9" x 8'10"

Double bedroom with carpet, radiator and window overlooking the rear of the property.

BEDROOM 3

10'9" x 6'2"

Single bedroom with carpet, radiator and window overlooking the rear of the property.

BATHROOM

Comprising of; bath with shower over, wash hand basin, WC, window and towel radiator.

OUTSIDE

To the front of the property is a path leading to the front door, slate and stone garden for easy maintenance and two off road parking spaces. There is a side gate leading to the rear of the property. The rear garden is enclosed with a patio area, decking and lawn.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload

0.7 Mbps. Superfast: Download 46 Mbps, Upload 8 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE and Three. External EE, Three, O2 and Vodafone

Local Authority: Council tax band C

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available late September. RENT: £1395 pcm exclusive of all charges.

DEPOSIT: £1609 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 & 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.

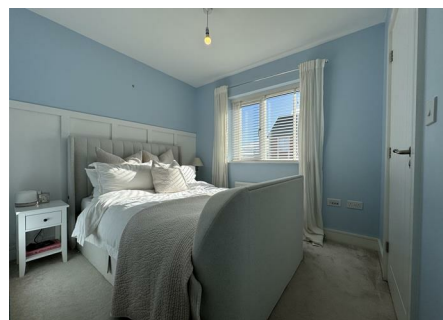
RENTERS RIGHTS ACT

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.



5 Hammet Street, Taunton, TA1 1RZ
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		