STAGS

4 Market Court, 43 Market Street, Bridgwater, Somerset TA6 3EP

A first floor, one bedroom, unfurnished flat, with parking a short walk from Bridgwater town centre.

Bridgwater town centre 0.3 Miles - Taunton 12 Miles - Weston-Super-Mare 25 Miles

• Open plan living space • Double bedroom • Short walk to the town centre • Electric heating • Prefer no pets/children. • Council tax band A • Deposit £805 • Available early August. • Tenant fees apply

£750 Per Calendar Month

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

COMMUNAL HALL

A communal carpeted hallway and staircase leads up to the flat door, situated on the first floor.

OPEN PLAN LIVING SPACE 14'5" x 15'7"

Carpeted steps lead up to to the living space. KITCHEN with a range of wall and base units, integrated electric oven, electric induction hob, stainless steel sink unit, wood effect work surface with tiled splashback and extractor fan. Airing cupboard to the left hand side, as well as space for a washing machine and under counter fridge. LIVING AREA with fitted carpet, electric heater and double glazed window to rear.

BEDROOM 10'3" x 7'9"

Double with fitted carpet, double glazed window and electric heater. Door into

SHOWER ROOM 8'2" x 4'8"

With large shower cubicle with electric shower, pedestal wash hand basin, WC, extractor fan, wall mounted electric heater, spotlighting and window to front.

OUTSIDE

There is one allocated parking space situated in the courtyard to the front of the property.

SERIVCES

Mains Electric
Mains Water and Drainage
Ofcom predicted Mobile: EE, Three, O2 and Vodafone all Likely.
Ofcom predicted broadband: Standard Download 18 Mbps Upload 1 Mbps. Superfast and Ultrafast available.
Council tax Band A.

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 the town centre provides further amenities.

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 to property can be found a short distance down the road on the right.

LETTING (Where the landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT:£750 pcm exclusive of all charges. DEPOSIT: £865 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.

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.

HOLDING FEE & 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.

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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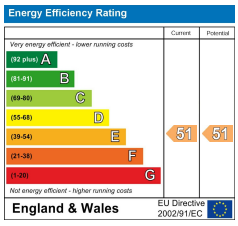
@StagsProperty

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