STAGS

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

One bedroom mid terraced house in Central Bridgwater

Bus Station approx. 5 - 10 min walk. Train Station approx. 10 -15 mins walk. M5 Junction 23 approximately 2 miles. M5 Junction 24 – approximately 3

• One Parking Space • Master with En Suite • Walk to Local Amenities • Pick up for HInkley Point approx 10 min walk • Train Station approx 10 min walk • Deposit £848 • Council Tax Band A • Long Term Rental • Available end of August • Tenant Fees Apply

£735 Per Calendar Month

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

ACCOMODATION INCLUDES
UPVC door opening into

LIVING ROOM 19'7" x 13'10"
Fully Fitted Carpet. 2 pendant lights. Double glazed UPVC windows to the front. Electric night storage heater. TV point. BT point Satellite cable. Fuse box

KITCHEN 7'10" x 4'3"
Beige wooden wall and base units. Beige marble work top. Space for an undercounter fridge/freezer. Space for a freestanding electric oven. Stainless steel sink unit. Extractor fan.

STAIRS AND LANDING
Fully fitted grey carpet

BEDROOM 19'6" x 14'4"
Double room. Double glazed UPVC windows to the front. Electric night storage heater. Loft hatch. Storage cupboard

ENSUITE 9'4" x 3'10"
Shower cubicle with electric shower. Vinyl flooring. WC. Pedestal style wash basin. Mirror and towel ring

OUTSIDE
1 parking space

SERVICES
Mains electric, water and sewage.
Council Tax Band A.
According to Ofcom standard, superfast and ultrafast broadband is available at the property
Mobile signal: Good outdoor and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

SITUATION
Market Court is in a central location within Bridgwater. A comprehensive range of shopping, dining and leisure amenities are within walking distance. The property is ideally positioned for those seeking the convenience of living in the town centre, with excellent transport links and local attractions all within easy reach.

DIRECTIONS
From Bridgwater Town Centre: Stand at Cornhill facing Market Street. Walk along Market Street towards the Town Hall. Market Court is located at 43 Market Street, a small residential courtyard/development set back from the main road. Number 8 Market Court is within this development.

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: £735 pcm exclusive of all charges. DEPOSIT: £848 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
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.

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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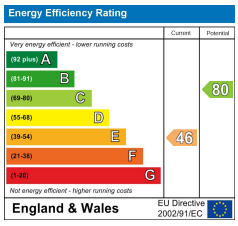
@StagsProperty

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