STAGS

4 Maple Court Thompson Close, Bridgwater, TA6 4YD

A well-presented ground floor flat with allocated parking, approx. 1.3 miles from Bridgwater town centre.

Bridgwater town centre 1.3 Miles - Taunton 10.1 Miles - Weston-Super-Mare 14.6 Miles

• Open Plan Living Space • Freestanding Cooker • Electric Heating • Not Suitable for Pets / Children • Deposit: £876 • Long Term Let Sought • Available Mid-September • Council Tax Band A • EPC Grade D • Tenant Fees Apply

£760 Per Calendar Month

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

ENTRANCE HALLWAY
A wooden front door opens to the entrance hall. Door entry telephone system and electric heater.

OPEN PLAN LIVING/KITCHEN AREA 17'1" x 8'5"
An open-plan south facing lounge/dining area. Electric heater, UPVC double glazed window, neutral carpet. On to kitchen area. Range of wall and base units. freestanding electric cooker, plumbing for washing machine, space for fridge/freezer, spotlights and tiled flooring.

BEDROOM 8'7" x 7'7"
With open overhead storage area, blind, neutral carpet.

SHOWER ROOM
With shower cubicle, WC, wash basin with storage underneath, wall fan heater, shaver point, tiled flooring, towel holder. Opening to small storage area.

OUTSIDE
There is one allocated parking space in the residents' parking bay.

SERVICES
Mains Electric.
Mains Water and Drainage.
Electric Night Storage Heaters.
Ofcom predicted mobile: Three, EE, Vodafone Likely. O2 Limited
Ofcom predicted broadband, Download: Standard; 4 Mbps Superfast; 161 Mbps Ultrafast; 1800 Mbps
Ofcom predicted broadband, Upload: Standard; 0.5 Mbps Superfast; 13 Mbps Ultrafast; 1000 Mbps
Council Tax Band A.

SITUATION
The property is located approximately 1.3 miles away from the town centre and approximately 1.0 mile from the railway station, and the M5 Junction 24 is approximately 2.5 miles away, providing convenient links to the nearby towns of Taunton and Weston-Super-Mare.

DIRECTIONS
From Junction 24, leave the M5 following signs for Bridgwater/A38. At the first roundabout, take the 1st exit towards Bridgwater. At the next roundabout, take the 3rd exit onto the A38/Taunton Road and continue towards Bridgwater. Follow the A38 into Bridgwater and continue towards Thompson Close. Turn left onto Thompson Close and follow the road to Maple Court. The property can be found in 'Block A' of Maple Court.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available from mid-September. RENT: £760pcm exclusive of all charges. DEPOSIT: £876 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.

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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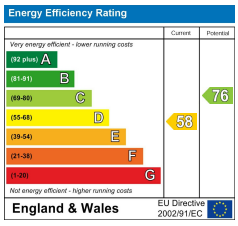
@StagsProperty

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