

STAGS

Vivary Heights Broadlands Rise, Taunton, TA1 4HL

A bright and airy two bedroom top floor flat to rent near Taunton town centre.

• Newly Fitted Shower Room. • Kitchen With White Goods. • Large Living Room with Balcony. • One Allocated Garage. • Visitor Parking To Front. • Communal Gardens. • Available November 2026. • Deposit £1067 • Council Tax Band C. • Tenant Fees Apply.

£925 Per Calendar Month

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ACCOMMODATION TO INCLUDE
A communal door opens on to a communal lobby, with letter boxes to the left hand side and stairs to the top floor. The flat front door opens on to

ENTRANCE HALLWAY
With fully fitted vinyl flooring, storage cupboard, airing cupboard with water heater, doorbell chime, electric panel heater, intercom, telephone, smoke alarm and thermostat. Door to

SHOWER ROOM 9'9" x 5'6"
Newly refurbished to include fully fitted grey marble effect vinyl flooring, white suite of WC, shower cubicle and wash basin. There are double glazed UPVC windows to the front, wall mounted mirrors, an electric heated towel rail and electric shower.

BEDROOM ONE 12'9" x 9'9"
DOUBLE with fully fitted carpet, double glazed UPVC windows to the side, integrated fitted wardrobe, electric panel heater and thermostat.

BEDROOM TWO 12'1" x 9'7"
DOUBLE with fully fitted carpet, double glazed UPVC windows to the side, integrated fitted wardrobe, electric panel heater, smoke alarm and thermostat.

KITCHEN 9'9" x 7'8"
With fully fitted wood effect vinyl flooring, double glazed UPVC windows to the front, fitted white fronted wall and base cabinets, wood effect laminate worktop, Beko fridge/freezer, stainless steel sink unit, Beko washing machine, Beko freestanding electric oven and hob, and thermostat.

LIVING ROOM 15'0" x 12'1"
A good sized, light and airy room with fully fiited carpet, double glazed UPVC windows to the front and side, TV point, telephone point, satellite point, thermostat, smoke alarm and electric night storage heater. A glazed door leads to

OUTSIDE
A open top balcony patio with beautiful views over Taunton. There is a communal garden surrounding the property, along with a communal bin store to the left hand side of the entrance. With the property, there is a single garage with up and over door found to the block to the left hand side of the flats. There is also visitor parking to the front, and further permit on street parking down the road.

SERVICES
Mains Electric, Water and Drainage.
Electric panel and night storage heaters.
Council Tax Band C.
Ofcom predicted mobile coverage shows O2, EE, Three and Vodafone all likely.
Ofcom predicted broadband shows standard download speeds of 15Mbps and uploads of 1Mbps. Superfast and Ultrafast broadband available.

SITUATION
Vivary Heights is located in this widely regarded and most favoured area of the town, being within easy walking distance of the well-known Vivary Park with its large expanse of lawns, flower gardens, golf course and ponds. Likewise the town centre is also within walking distance. Taunton, the county town of Somerset, is well known for its excellent schools and is home to the Somerset County Cricket Ground, Taunton Racecourse and The Brewhouse Theatre. The town centre has many well known high street shops and amenities and excellent communications including a mainline rail station and access to the M5 motorway.

DIRECTIONS
From Hammet St, go straight over the roundabout on to Corporation Street, continuing over the double roundabout on to Park Street. At the one way system, take the middle lane towards Trull and head straight on to Trull Rd. After a short distance, turn left on to Broadlands Rd, then right on to Broadlands Way. Follow the road around and the property can be found on the left hand side.

LETTINGS (Where the landlord would prefer no pets)
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £925 pcm exclusive of all charges.
DEPOSIT: £1067 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.

AGENTS NOTE
The Vivary Heights building management company are currently in the process of removing a bee hive from the side of the building, There are bee hoxes currently situated on the upper balconies to help with this removal.





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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