

STAGS

10 Vera Street, Taunton, Somerset TA2 7DJ

COMING SOON An ideally located, well presented, three bedroom semi-detached house with garden and parking, in easy reach of Taunton town centre.

Walking Distance to Town Centre and Taunton Train Station

• Fully Enclosed Garden • Off Road Parking for Two Cars. • Log Burner • Available Early December • Long Term Let • Within Easy Reach of Main Travels • Council Tax Band: C • Deposit £1673 • Prefer No Pets • Tenant Fees Apply

£1,450 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
Covered porch with front door leading to;

ENTRANCE HALL
Stairs rising to first floor, fully fitted wooden floor, coat racks, under stairs cupboard, radiator, doors to:

SITTING ROOM 10'8" x 12'5"
Large bay double glazed UPVC window, inset wood burner on slate hearth with wooden surround and mantle, wooden floor, radiator.

DINING AREA 17'2" x 17'9" (kitchen/dining area)
Feature fireplace, radiator, double doors to decking area of garden.

KITCHEN 17'2" x 17'9" (kitchen/dining area)
With a range of wall and base units and worktop, stainless steel sink, electric oven, hob, space and plumbing for dishwasher and washing machine. Larder cupboard and door to side access of garden.

STAIRS & LANDING
Carpeted stairs and landing with doors to;

BEDROOM 1 9'9" x 15'10"
Double with built in wardrobes, radiator, carpet and window overlooking the front of the property.

BEDROOM 2 10'10" x 11'9"
Double with built in cupboard, radiator, carpet and window overlooking the rear of the property.

BATHROOM 8'5" x 5'10"
Bath with shower over, WC, wash hand basin, radiator, shower point.

BEDROOM 3 5'11" x 11'6"
Single bedroom with radiator, carpet and window overlooking the front of the property.

OUTSIDE
To the rear of the property is a wooden decking area with steps down to the garden. The garden is mainly laid to lawn with mature shrub borders and garden shed. There is a gravel side access to the front gate. The front of property is laid to gravel with off-road parking for two cars.

Please note, the garden has previously flooded and this has affected the shed, but not the house.

DIRECTIONS
Driving through the centre of Taunton on North Street, when you reach the traffic lights turn right onto Station Road. Continue on this road go straight on at first set of traffic lights, until you reach the 2nd set of traffic lights and turn right onto St Andrews Road bear left and take the left hand turn at the traffic lights onto Cheddon Road. Vera Street is the 5th street on your left and you will find the property half way up the street on your right.

SERVICES
Mains Electric, Gas, Water and Drainage.
Council Tax band C.
According to the Ofcom broadband checker, Standard, Superfast and Ultrafast broadband is available, and mobile coverage for EE, Three, O2 and Vodafone is limited inside and likely for all outside.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available December. RENT: £1450 pcm exclusive of all charges.
DEPOSIT: £1673 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.





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
5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.somerset@stags.co.uk
@StagsProperty

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