

The Minster Flat Church Square, Taunton, Somerset TA1 1SA

A beautifully presented one bedroom character property in the heart of Taunton town centre.

Taunton Town Centre

• Stunning Character Property • Refurbished In 2025 • Private Entrance • All White Goods Included • Bright & Spacious • Heart of Taunton Town Centre • Rent Includes Heating, Water and Drainage • Council Tax Band: A • Deposit: £1,067 • Tenant Fees Apply

£925 Per Calendar Month

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ACCOMMODATION TO INCLUDE
Ground floor private front door leading to

ENTRANCE HALLWAY
Practical hallway with slate tiled flooring, coat hook and carpeted stairs leading up to;

OPEN PLAN RECEPTION/KITCHEN
Refurbished in the last two years, newly fitted carpet and vinyl, windows providing ample light, Venetian blinds, spotlights, original beams and radiators. The kitchen area comprises shaker style wall and base units, electric hob and oven, undercounter fridge, washing machine and stainless steel sink.

BEDROOM
Two steps lead up to the dual aspect double bedroom with pitched ceiling, good quality carpets, Venetian blinds, original features and radiator.

SHOWER ROOM
Comprising double shower cubicle, mirror, WC, wash basin and heated towel rail.

OUTSIDE
Please note, there is no outside space or parking with this property, however the property is located next to Canon Street car park, which is free to use outside the hours of 8am to 6pm Monday to Saturday (verified November 2026)

SERVICES
Electric - Mains connected on sub-meter. The tenants will be invoiced by the landlord based on the units used.
Drainage - Mains connected (included within the rent)
Water - Mains connected (included within the rent)
Heating - Air Source Heat Pump (included within the rent)
Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000Mbps.
Ofcom predicted mobile coverage for voice and data: Internal: EE, Three and Vodafone Likely. External: EE, Three, O2, Vodafone likely.
Local Authority: Council Tax Band A.

AGENTS NOTE
The ground floor below the property is used on an ad hoc basis by the Church to provide a space for young people groups and occasional church approved activities. Sound limiting materials have been used in the construction of the ceiling however, tenants should be aware that from time to time during these activities there be some low level noise audible.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available from December. RENT: £925.00 per calendar month inclusive of heating, water and drainage, the tenant will be responsible for the bills and accounts for electric, council tax, broadband and TV license as applicable. DEPOSIT: £1,067.00 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.

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.

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