

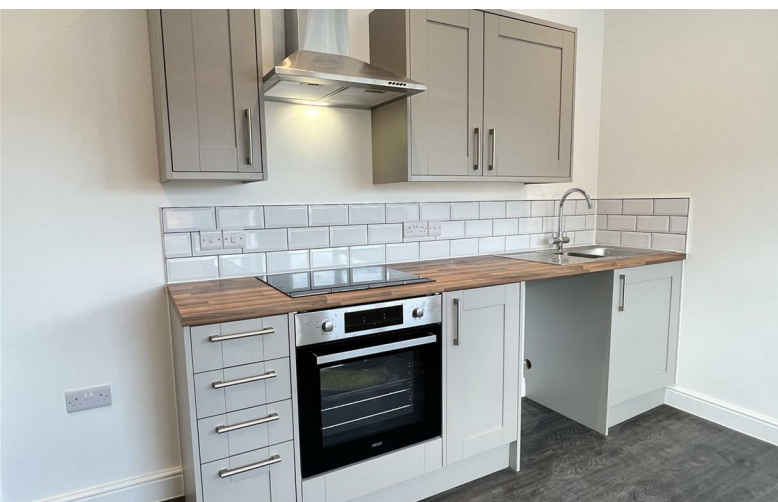


TOWNSEND

LETTING & MANAGEMENT

Clifton Terrace, Taunton
2 Bedroom Flat - First Floor

£850 Per
Calendar
Available 17th September 2024





£850 Per Calendar Month
Council Tax Band A

Deposit £980
Floor Area 753.00 sq ft

- Council Tax Band A
- 2 mins walk to train station
- Double glazing
- Newly renovated throughout
- Gas central heating

TOWNSEND LETTING & MANAGEMENT are pleased to offer this first floor two bedroom period apartment offering spacious and bright accommodation just north of the town centre. It is a 2 minute walk to British Rail and offers easy access out to the M5 for commuters.

The property has recently been completely refurbished in a modern, contemporary style and comprises a hallway, lovely new kitchen/lounge, two bedrooms, shower room - there is gas central heating and double glazing.

Please note there is NO parking and no children or pets allowed.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee. All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

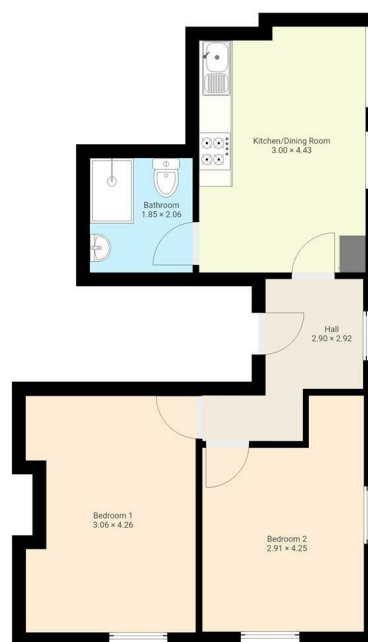
Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.

Please note Tenants cannot run/register a business from this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This is a guide only. No guarantee is given for its accuracy.