



BENNETT RESIDENTIAL

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Taunton

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2 20 East Reach, , Taunton TA1 3EP

£900 PCM



Recently Refurbished Two-Bedroom Flat on East Reach, Taunton
We are pleased to present this recently refurbished two-bedroom flat, occupying the second floor of this conveniently located building on East Reach, Taunton. Offered unfurnished, this property provides a fresh and modern living space, ideal for professionals or a couple seeking easy access to the town centre and surrounding areas.

Internally, the accommodation comprises an entrance hallway leading to a comfortable reception room, offering ample space for living and dining. The property benefits from two bedrooms and a bathroom suite. Having undergone recent refurbishment, tenants will appreciate the updated feel throughout.

Situated on East Reach, the property is exceptionally well-positioned for accessing the amenities of Taunton town centre on foot. It also offers excellent connectivity for commuters, with straightforward routes to the M5 motorway and various Hinkley Point C pick-up locations.

The property has an Energy Performance Certificate (EPC) rating of C and falls within Council Tax Band A. Please note the specific tenancy conditions: strictly no smokers and no pets are permitted. Benefits claimants will be considered subject to providing a suitable guarantor. Applications from those with children may be considered, but the property is not suitable for sharers.

The required holding deposit for application is £207.69 (calculated as one week's rent). Should the tenancy proceed, the check-in deposit required will be £1038.46 (calculated as five weeks' rent). Prospective tenants will need to demonstrate a combined gross annual income of at least £27,000.

This property is available now for an initial six-month Assured Shorthold Tenancy. Early viewing is recommended.

Approximate Driving Distances (Miles):

- Taunton Town Centre: 0.4 miles
- Taunton Train Station: 0.8 miles
- M5 Junction 25: 1.8 miles
- HPC Pick-up Taunton Bus Station: 0.5 miles
- HPC Pick-up Rowcliffes Garage: 0.1 miles

Available for let unfurnished on an Assured Shorthold Tenancy for an initial six-month period.



GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

