



BENNETT RESIDENTIAL  
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**Galmington Road, Taunton, TA1 5NP**

**£1,100 PCM**



We are pleased to present this well-maintained two-bedroom property, conveniently situated on Galmington Road, Taunton. Offered unfurnished, this home has recently benefited from redecoration throughout and benefits from newly fitted carpets, providing a fresh and welcoming atmosphere.

Internally, the accommodation comprises a comfortable reception room, a fitted kitchen complete with essential white goods (cooker, fridge/freezer, washing machine), one double bedroom, and a further single bedroom, which could also serve well as a home office or study.

Externally, the property boasts a private rear garden, offering valuable outdoor space. Notably, the landlord may consider pets at this property, subject to agreement on specific terms and an additional monthly rent payment of £30.

The property holds an Energy Performance Certificate (EPC) rating of D and falls within Council Tax Band A. Please note the landlord's restrictions: no smokers. Applicants claiming benefits will unfortunately not be considered unless a suitable guarantor can be provided.

The required gross annual income for affordability is £33,000. A holding deposit equivalent to one week's rent (£253.84) is payable upon application, and a check-in deposit equivalent to five weeks' rent (£1269.23) is required before the tenancy commences.

This property is available immediately for an initial six-month Assured Shorthold Tenancy. Its location provides good access to local amenities and transport links.

Approximate Driving Distances (Miles):

- Taunton Town Centre: 1.6 miles
- Taunton Train Station: 1.8 miles
- M5 Junction 25 (Taunton): 2.5 miles
- M5 Junction 26 (Wellington): 6.5 miles
- HPC Pick-up Taunton Bus Station: 1.5 miles
- HPC Pick-up Rowcliffes Garage: 2.0 miles

Financial Information:

- Rent: £1100 per calendar month
- Holding Deposit (Equivalent to one week's rent): £253.84
- Check-in Deposit (Equivalent to five weeks' rent): £1269.23
- Minimum Gross Annual Income Required: £33,000

Available for immediate viewing and occupation. Please phone 01823 366080



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

