



MEDI HOMES  
SOUTH WEST



# 2 x 1 bedroom apartments

2 TANNERS COURT, TANCRED STREET, TAUNTON, TA1 1RA

- FURNISHED AND UPDATE OF DÉCOR COMPLETED DEC '24
- CREATED BY EXPERIENCED, EXCELLENT LANDLORDS FOR QUALITY TENANTS.
- AVAILABLE FOR VIEWINGS AND DECEMBER TENANCIES.
- WORKING ON A TENANT FIND BASIS WITH MEDIHOMES SW CONTRACT.

Viewings from 5<sup>th</sup> December 2024.  
Available to move in this December.  
Only two apartments available.

# Who are we?

We are a new letting agency in Taunton with an exciting new outlook to help Landlords and Tenants in Taunton – but eventually across the South West.

- ✓ We want to use:
  - ✓ Properties to their maximum potential.
  - ✓ Do things differently to other agents.
  - ✓ Provide excellent homes to NHS workers in the region.
- ✓ We are experienced in property as owners, landlords, property managers, sales (in various genres) and highly experienced with dealing with people from all walks of life.
- ✓ We will only work with excellent properties to the highest standard.
- ✓ We are working with the Tanners Court Landlords on a Tenant Find contract, access to COHO (tenancy management app) is required.
- ✓ 5-week cash deposit with My Deposits is required for these properties – Zero Deposits considered on a case-by-case basis.



## For clarity..

- We are called Rent Assured Property Limited.
- We offer the Medi Homes SW Contract to NHS workers with our Landlords
  - (subject to NHS acceptance).
- We are powered and part of Sourced Living franchise group.

All operated by Sara Watkins-Schmidt & Nick Stentiford, Directors of Rent Assured Property Limited.



# 2 x 1 bedroom ground floor apartments

2 Tanners Court, Tancred Street, Taunton, TA1 1RA

- ✓ 2 x one bedroom ground floor apartments
- ✓ Less than 20 mins walk from Musgrove Park Hospital
- ✓ Full redecoration and furnish completed December 2024
- ✓ Completed to an excellent, modern & comfortable standard
- ✓ Comfortable living space for singles and couples
- ✓ Close to town centre, restaurants and parks
- ✓ Double glazed and gas centrally heated throughout
- ✓ Owned by experienced landlord who will manage the property.

Rent exclusive of bills for furnished apartments £925pcm – 1<sup>st</sup> months' rent payable on arrival.

Working with My Deposit Scheme – 5 weeks rent (£1,067.31) required on arrival 5-week cash deposit with My Deposits is required for these properties – Zero Deposits considered on a case-by-case basis.



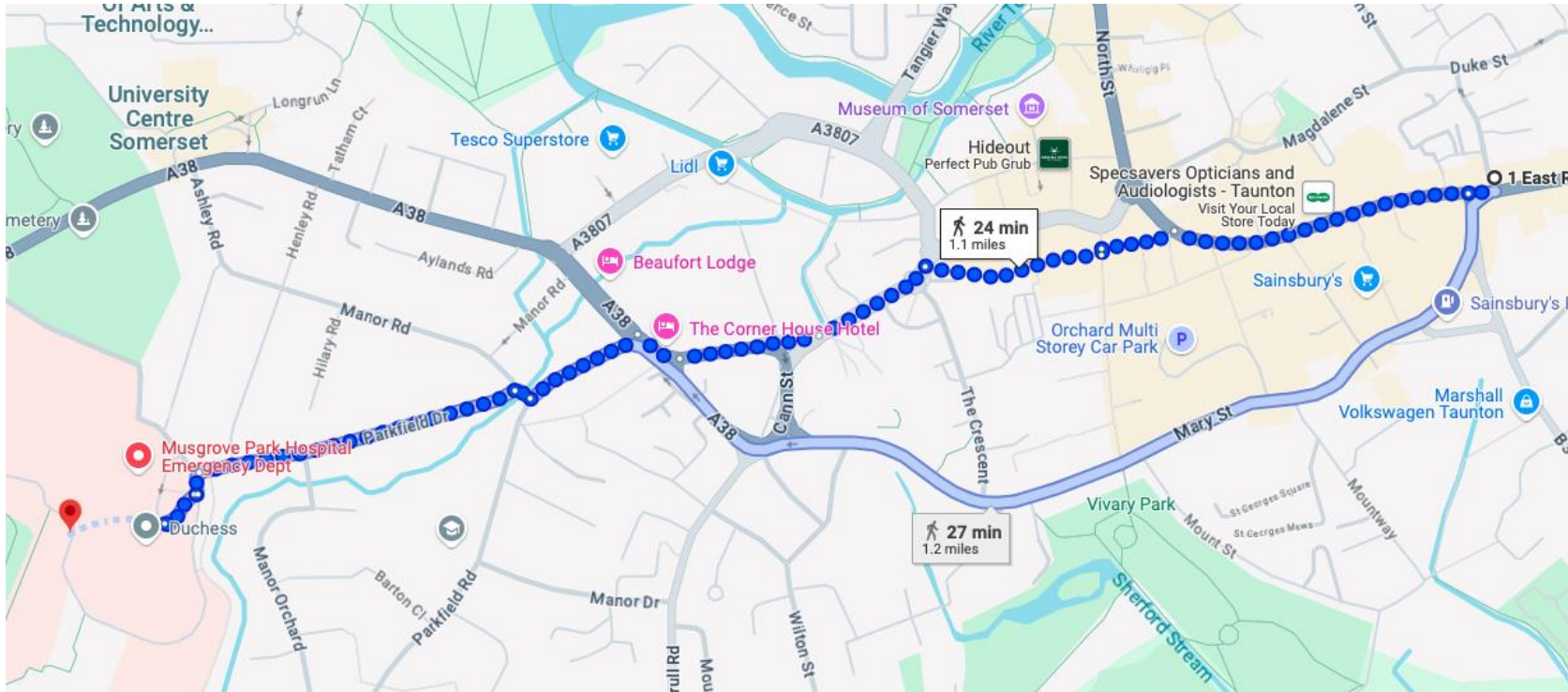
Tanners Court, Tancred Street.



Example of finish and previous projects by Landlord.



# RENT ASSURED



## Route to Hospital

- ✓ Door to door 1.1 miles
- ✓ Located close to town away from main road.
- ✓ On street or paid parking available.
- ✓ Close to bus routes



# Property Floor Plans

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

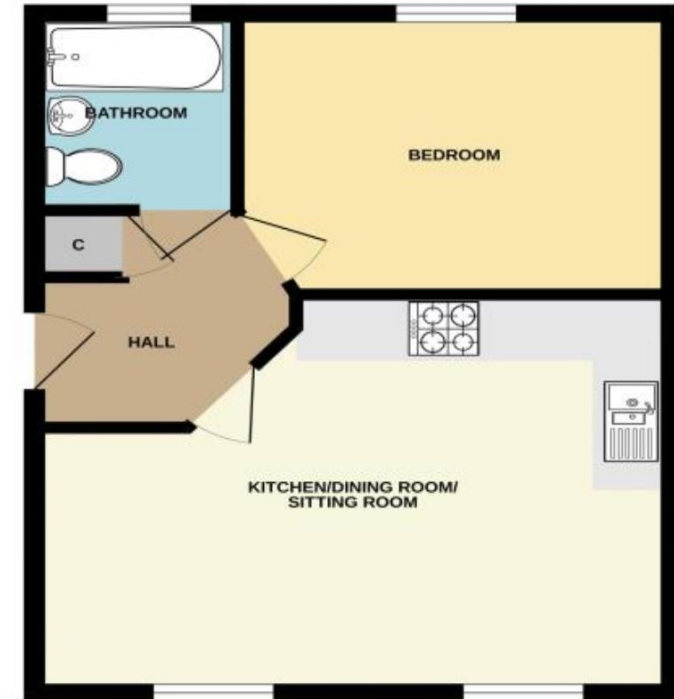
## Apartment 1



Communal Entrance Hall  
Intercom system. Personal door to flat.  
Hallway Storage cupboard.  
Kitchen/Sitting/Dining Room 17' 0" x 12' 0" (5.18m x 3.65m) max.  
Bedroom 11' 0" x 10' 0" (3.35m x 3.05m)  
Patio doors opening to the outside.  
Bathroom 6' 0" x 5' 0" (1.83m x 1.52m)  
Outside Hard landscaped rear courtyard garden.

388 sq.ft. (36.1 sq.m.) approx.

## Apartment 2



Communal Entrance Hall  
Intercom system. Personal door to flat.  
Hallway Storage cupboard.  
Kitchen/Sitting/Dining Room 17' 0" x 8' 0" (5.18m x 2.44m) increasing to 10' 0" (3.05m)  
Bedroom 11' 0" x 9' 0" (3.35m x 2.74m)

TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given.



- ✓ Rent exclusive of bills for furnished apartments £925pcm – 1<sup>st</sup> months' rent payable on arrival.
- ✓ Working with My Deposit Scheme – 5 weeks rent (£1,067.31) required on arrival - Zero Deposits considered.
- ✓ With NHS Staff Reference given for 12 month tenancy.

# Examples of finish and previous projects by Landlord.



# Availability, Tenancies & Viewings

- ✓ Each apartment available on 6 or 12 months tenancies
- ✓ Referenced by NHS Trust
- ✓ My Deposit Scheme (Zero Deposit considered).
- ✓ Single or couple tenants only, no pets.
- ✓ Viewings from Thursday 5<sup>th</sup> December by appointment only.
- ✓ 01823 475188 or Hello@medihomessw.co.uk
- ✓ Available to move in from December 2024



Examples of finish and previous projects by Landlord.

# Contract Requirements

- ✓ The Landlord is keen to fill these two apartments ASAP.
- ✓ Medihomes can process all applicants and arrange their move in (subject to checks and approvals) very quickly – within 3 working days.
- ✓ The Landlords is keen to work with the NHS for a proportion of their portfolio and will keep bringing properties to market at a high standard going forward should this offering go well for all involved.
- ✓ Contact us via email to arrange your viewing.



 01823 475188 - 24/7

 HELLO@MEDIHOMESSW.CO.UK

 WWW.MEDIHOMESSW.CO.UK

PROFESSIONAL HOUSING CONTRACT  
REQUIREMENTS AND RESIDENTIAL  
LETTING SERVICES.

