STAGS

150 YEARS

TRUST | REPUTATION | EXPERIENCE | KNOWLEDGE

27 Lesley Lane, Monkton Heathfield, Taunton, TA2 8GW

New to the rental market, modern three bedroom town house in popular location.

Taunton Town Centre 3 Miles - M5 (Junction 25) 2.5 Miles

• Three Double Bedrooms • Parking for 2 Cars • Enclosed Garden • Modern Town House • Available March • 12 Months Plus • A Pet Considered (Terms Apply) • Deposit: £1615 • Council Tax Band: C • Tenant Fees Apply

£1,400 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk

ACCOMMODATION TO INCLUDE
Front door into;

ENTRANCE HALL
With laminate flooring, radiator and the fuse board.

SITTING ROOM   14'9" x 11'9"
Wooden door leading into the sitting room with carpet, radiator and understairs cupboard.

DOWNSTAIRS CLOAKROOM
Comprising of low level WC, wash hand basin and radiator.

KITCHEN/ DINER
Modern fitted kitchen with a range of base and wall units, work surface, stainless steel sink, gas hob with extractor fan above, built in oven, space and plumbing for washing machine, space for free standing fridge freezer. There is also space for a small dining table and chairs. Patio doors lead out to the rear garden.

STAIRS & LANDING
Carpeted stairs and landing to the first floor.

BEDROOM 2   11'9" x 10'5"
Double bedroom overlooking the front of the property with carpet and radiator.

BEDROOM 3   11'9" x 8'10"
Double bedroom overlooking the rear garden, with carpet and radiator.

BATHROOM
Modern bathroom suite comprising; low level WC, wash hand basin, bath with electric shower over, radiator.

STAIRS & LANDING
Carpeted stairs to first floor. Large cupboard on the landing.

BEDROOM 1   18'0" x 8'6"
Large double bedroom with window overlooking the front of the property, carpet and radiator.

EN-SUITE
Modern suite comprising of; low level WC, wash hand basin, shower cubicle, radiator and storage space.

OUTSIDE
The rear of the property is mainly laid to lawn, patio area from the kitchen, shed and side gate with path which takes you to the two parking spaces at the rear of the property.

SERVICES
Mains gas, electric, water and drainage. Council tax band C.

SITUATION
A well presented property overlooking the communal green, in the popular Monkton Heathfield area. Within walking distance to local amenities and schools. Close links to the M5 motorway Junction 25 and the A38.

LETTINGS
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available March. RENT: £1,400 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the rent will be £1,450 per calendar month. DEPOSIT: £1,615 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. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.

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@StagsProperty

arla | propertymark
PROTECTED

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	84	
(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

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