



21 Schofield Close, Bathpool, Taunton, Somerset TA2  
8UZ

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A well presented, modern, end of terraced property  
located in this popular area on the outskirts of Taunton.

Taunton Town Centre 3 Miles - M5 Junction 25 1.7 Miles

• Popular Location • Two Double Bedrooms • Parking • Garden • Available  
Late May/ Early June • 12 Months Plus • Deposit: £1269 • Council Tax Band:  
B • Tenant Fees Apply

£1,100 Per Calendar Month

01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)



## ACCOMMODATION

Front door leading to

## ENTRANCE HALL

Stairs to first floor. Understairs cupboard.

## CLOAKROOM

WC. Wash hand basin. Radiator.

## LAUNDRY CUPBOARD

Plumbing for washing machine.

## KITCHEN

Range of wall and base units. Space for dishwasher. Stainless steel sink unit. Integrated fridge/freezer. Electric cooker and hob.

## SITTING/ DINING ROOM

TV/Telephone points. Double doors to outside.

## STAIRS TO FIRST FLOOR

Doors to

## BEDROOM 1

Double Radiator. TV point.

## BATHROOM

Bath with over. WC. Wash hand basin. Radiator.

## BEDROOM 2

Double built in cupboard.

## OUTSIDE

To the front of the property there is a tarmacadam driveway and parking with a path that leads to the front door and a pedestrian gate to one side.

To the rear of the property is an enclosed garden, laid mainly to lawn with shrub borders.

## SERVICES

Mains gas, electricity, water and drainage. Council tax band: B.

## SITUATION

The property is situated within the popular village of Monkton Heathfield, where local facilities can be found as well as the popular Monkton Heathfield school.

The county town of Taunton is approximately 3 miles away and offers an extensive range of shopping, leisure and education facilities as well as a main line railway link with fast trains to London Paddington. There is also easy access to the M5 (J25), located approximately 3 miles away.

## DIRECTIONS

From Taunton Town Centre, proceed in an easterly direction along East Street/A38. At the roundabout take the 3rd exit onto Toneway/A38. At Creech Castle traffic lights turn left onto Bridgwater Road/A38. Go through Bathpool and the property can be found shortly after on the right hand side.

## LETTING

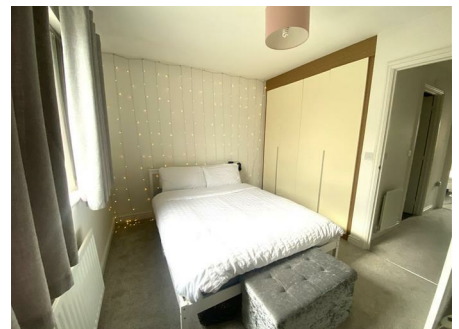
The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available late May/ early June. RENT: £1,100.00 per calendar month, exclusive of all charges. DEPOSIT: £1,269.00 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Credit, ID & financial references required. Viewing 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
A (92-101)		82	
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			