



STAGS

Hornbeam House , Monksilver, Taunton, TA4 4HY

Beautiful five bedroom, detached property, boasting a large South-West facing garden and off-road parking.

Williton Town Centre 3 Miles - Minehead 9 Miles - Taunton Town Centre 13 Miles

• Farmhouse Style Kitchen • Boot Room • Furnished • Rural Location • Available May • 12 Months • Deposit: £2,884 • Council Tax Band: F • A Pet Considered (Terms Apply) • Tenant Fees Apply

£2,500 Per Calendar Month

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

DESCRIPTION

This beautiful five bedroom, detached, property is approached by a gravel drive expanding to accommodate ample parking as well as a car port. The property is completed internally to a high standard throughout, with each room enjoying ample natural light. Outside, the property boasts a large South-West facing garden.

ACCOMMODATION TO INCLUDE

From the driveway, steps lead up to the front door leading into;

ENTRANCE HALLWAY

Spacious hallway with stairs leading up to the first floor and doors to;

SITTING ROOM 24'1" x 19'3"

Dual aspect sitting room with French Doors opening out to the garden, large open fireplace. Door to;

STUDY 11'8" x 11'3"

Convenient room with built-in storage and French Doors out to the garden.

DINING ROOM 13'5" x 12'4"

To the left of the entrance hall is the dining room with countryside views.

KITCHEN/DINER 18'8" x 17'10"

An impressive room with solid oak kitchen units, integrated dishwasher, Belfast sink with mixer tap, electric Aga with hot plates, extractor fan above. Flagstone flooring and built in oak dresser leading to another dining area with French Doors to the garden. There is a walk-in pantry with window and door. From the kitchen is a door to;

BOOT ROOM 12'2" x 8'0"

A useful room with a utility area with built in storage, space for washing machine and tumble dryer. Separate downstairs cloakroom with WC and wash hand basin. Door leading out to the side of the property.

STAIRS & LANDING

Oak staircase with carpet runner up to the first floor and landing. There is a large window overlooking the front of the property, a Velux window and storage cupboard. There are further storage cupboards towards the shower room and bedroom 2.

BEDROOM 5 11'10" x 11'10"

Double bedroom with carpet and window overlooking the rear garden.

BEDROOM 3 12'0" x 11'10"

Double bedroom with window overlooking the rear garden, carpet, built in wardrobes and shelving.

BATHROOM

Comprising of; freestanding bath, wash hand basin, WC and window.

BEDROOM 4 11'10" x 10'11"

Double bedroom with window overlooking the rear garden, carpet, built in double wardrobes and shelving.

SHOWER ROOM

From the landing and down two steps is a shower comprising of; walk-in shower, WC and wash hand basin.

BEDROOM 2 13'5" x 12'4"

Double bedroom with carpet and dual aspect windows overlooking the front of the property.

BEDROOM 1 13'5" x 13'8"

Large double bedroom with views over the garden, carpet and walk-in wardrobe. Door to;

EN-SUITE

Comprising of; wash hand basin, WC and walk in shower.

OUTSIDE

To the front of the property is ample off-road parking, a car port for one car and a green area overlooking the countryside views. The oil tank is found to the side of the property. To the rear is a traditional metal and glass veranda covering a patio area running the width of the property. The garden leads out to a further patio area with steps rising to the large lawn.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 8

Mbps, Upload 0.9 Mbps. Superfast: Download 60 Mbps, Upload 17 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal -

Likely on O2, Limited on EE and Vodafone. External - Likely on EE, O2 and Vodafone, Limited on Three. The landlord has advised there is full Vodafone 4G access.

Local Authority: Council tax band G

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, offered furnished or part furnished and is available early May. RENT: £2,500 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the rent will be £2,550 per calendar month. DEPOSIT: £2,884 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

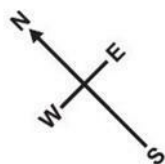
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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

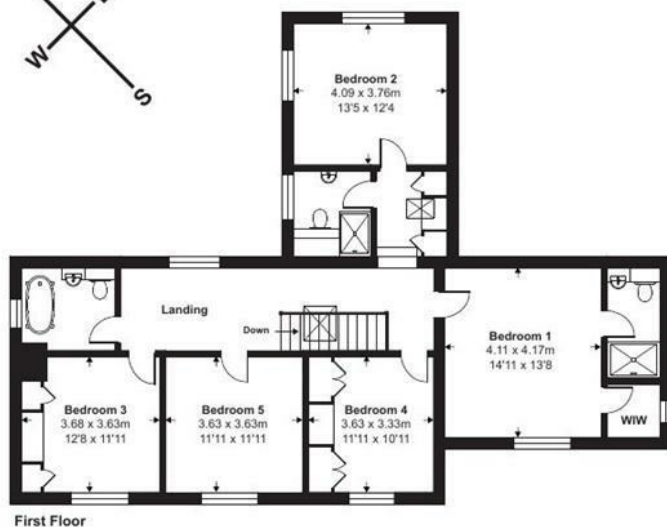
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



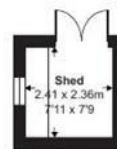
Approximate Area = 2806 sq ft / 260.6 sq m (excludes carport)



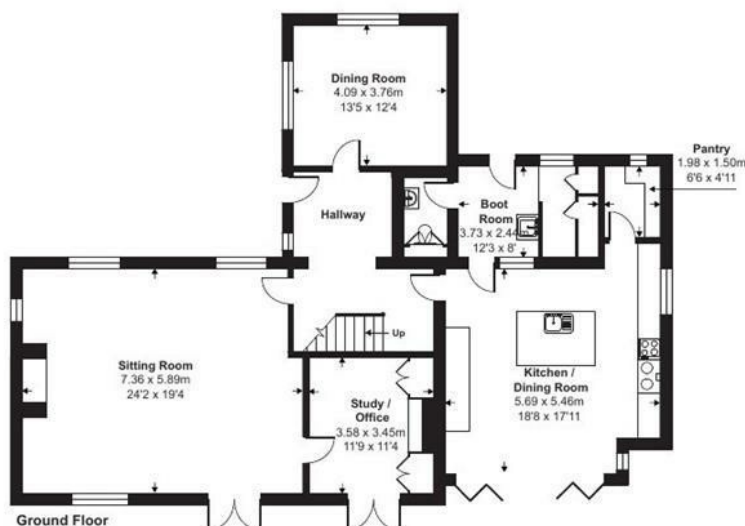
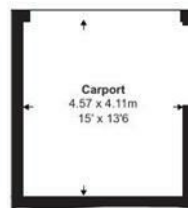
For identification only - Not to scale



First Floor



Outbuilding 2



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Stags. REF: 1261020

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.taunton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62	70	
England & Wales		
EU Directive 2002/91/EC		