



21 Aginhills Drive, Monkton Heathfield, Taunton,  
Somerset TA2 8XD

---

A well presented, 4 bedroom detached family  
property in the popular Monkton Heathfield area.

Taunton Town Centre 2.5 Miles - M5 (Junction 25) 1.6 Miles

• Double Garage • Modern Kitchen/ Diner • Rear Garden • Available early  
September • 12 Months Plus • Deposit: £2,336 • Council Tax Band: F • A Pet  
Considered, Terms Apply • Tenant Fees Apply

£2,025 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

### ENTRANCE HALLWAY

Tiled entrance hallway with radiator, stairs to first floor and doors to;

### STUDY

Convenient room with tiled flooring, window overlooking the front of the property and radiator.

### SITTING ROOM

With a bay window, radiator and carpet.

### KITCHEN/DINER

Modern kitchen area with gloss shaker style cupboards and drawers, laminate worktop, integrated dishwasher, stainless steel sink with mixer tap, gas hob with extractor fan above, double electric oven at eye level, integrated fridge freezer. The dining area has space for a large table and chairs, there are two radiators and French Doors out to the garden. Door through to;

### UTILITY

Continuation of the tiled flooring and shaker style cupboards, laminate worktops with stainless steel sink and mixer tap, cupboard housing the boiler and space for washing machine and space for tumble dryer. Door out to the garden.

### DOWNSTAIRS CLOAKROOM

Comprising of WC, wash hand basin, radiator, tiled flooring, window and large understairs cupboard.

### STAIRS & LANDING

Carpeted stairs and landing with airing cupboard. Doors to;

### BEDROOM 4

Single bedroom with carpet, radiator and window

### BATHROOM

Comprising of; tiled flooring, WC, wash hand basin, shower cubicle, bath and towel radiator.

### BEDROOM 3

Double bedroom with carpet, radiator and windows.

### BEDROOM 1

Main bedroom with one large built in wardrobe, carpet, radiator, window and door to en-suite.

### EN-SUITE

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

### BEDROOM 2

Double bedroom with carpet, windows and radiator.

### OUTSIDE

The front of the property is approached by steps, there is a side gate to both the left and right side leading into the rear garden. There is a double garage with off road parking for four cars. The rear garden is mainly laid to lawn with a patio area outside of the kitchen/diner.

## SITUATION

An extremely well presented 4 bedroom family property in the popular Monkton Heathfield area. Schoolastic links situated in the catchment areas for a large selection of the surrounding schools and colleges. Transport links to the M5 motorway and A38 within a short driving distance from the property.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload 0.9 Mbps. Superfast: Download 60 Mbps, Upload 14 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on EE and Vodafone. External EE, Three, O2 and Vodafone

Local Authority: Council tax band F

## LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available early September. RENT: £2,025 per calendar month exclusive of all charges. Where the agreed let permits a pet, the rent will be £2,075. DEPOSIT: £2,336 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.

## RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://www.stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk).



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](mailto:rentals.taunton@stags.co.uk)



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		93
(81-91) B	85	
(69-80) C		
(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		