



107 Hob Close, Monkton Heathfield, Taunton, Somerset
TA2 8GN

A modern well presented 2 bedroom house in the
popular area of Monkton Heathfield

M5 Junction 25 - 2.5 miles Taunton 3 Miles Exeter 34miles

- 2 bedrooms
- Low maintenance garden
- Open plan Lounge'/Kitchen
- Gas central heating
- Council Tax B
- Allocated parking
- Available June/July
- Deposit £1384
- 12 months plus
- Tenant fees apply

£1,200 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entered via a uPVC door

HALLWAY

Radiator, vinyl flooring

LOUNGE/KITCHEN **22 x 12.1 into recess**

Kitchen area - UPVC double glazed window to the front, space for fridge/freezer and further appliance, built in Electrolux oven with Gas hob and extractor over. Built in wall, drawer and base units with work surface and grey tiled splashbacks. Built in breakfast bar.

Lounge area - UPVC double glazed doors to garden. Vinyl flooring and 2 radiators

CLOAKROOM

Understairs toilet with low level WC , pedestal wash hand basin and vinyl flooring

STAIRS/LANDING

Carpeted stairs and landing

BEDROOM 1 **12.1 x 7**

Upvc double glazed window overlooking the garden. Freestanding wardrobes, carpet , radiator

BATHROOM

Vinyl flooring. Low level toilet and matching pedestal wash hand basin , panelled bath with shower tap attachment. Tiled splashbacks and heated towel rail

BEDROOM 2 **12.1 x 7.8**

2 UPVC double glazed windows to the front. Radiator, fitted carpet

OUTSIDE

Fully enclosed rear garden with decked and gravelled areas. Rear gate to service lane. Front garden has small grass area and allocated off road parking for 1 car

SERVICES

Mains Electric, gas, water and drainage.

Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone All good outdoors - variable indoors

Ofcom Predicted Broadband Download: Standard 3 Mbps (Ultrafast available)

Ofcom Predicted Broadband Upload: Standard 5 Mbps (Ultrafast available)

Council Tax Band B

SITUATION

From Stags office in Hammet Street, Taunton take A3027 to Priory Avenue follow A38 to Bridgwater Road in Monkton Heathfield, Hob close will be on the right

LETTING (Where the landlord will consider pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200pcm exclusive of all charges. DEPOSIT: £1384 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.

Pets may be considered at this property subject to a vetting application.

HOLDING FEE & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

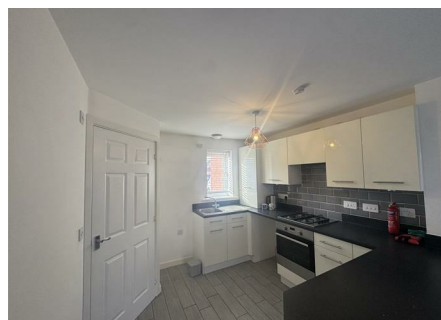
The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
192 (plus) A			
155-191 B		81	
122-154 C			
92-121 D			
62-91 E			
35-61 F			
1-34 G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			